



AGENDA

Council Meeting

Tuesday, 20 February 2018 at 6.30pm

Disclaimer

The purpose of this Council meeting is to discuss and, where possible, make resolutions about items appearing on the agenda.

Whilst Council has the power to resolve such items and may in fact, appear to have done so at the meeting, no person should rely on or act on the basis of such decision or on any advice or information provided by a member or officer, or on the content of any discussion occurring, during the course of the meeting.

Persons should be aware that the provisions of the Local Government Act 1995 (section 5.25 (e)) establish procedures for revocation or rescission of a Council decision. No person should rely on the decisions made by Council until formal advice of the Council decision is received by that person.

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Procedure for Deputations, Presentations and Public Question Time at Council Meetings

Council thanks you for your participation in Council Meetings and trusts that your input will be beneficial to all parties. Council has a high regard for community input where possible, in its decision making processes.

<p style="text-align: center;">Deputations</p> <p>A formal process where members of the community request permission to address Council or Committee on an issue.</p>	<p style="text-align: center;">Presentations</p> <p>An occasion where awards or gifts may be accepted by the Council on behalf of the community, when the Council makes a presentation to a worthy recipient or when agencies may present a proposal that will impact on the Local Government.</p>
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Procedures for Deputations

The Council allows for members of the public to make a deputation to Council on an issue related to Local Government business.

Notice of deputations need to be received by **5pm on the day before the meeting** and agreed to by the Presiding Member. Please contact Executive Support Services via telephone on 9339 9339 or email admin@eastfremantle.wa.gov.au to arrange your deputation.

Where a deputation has been agreed to, during the meeting the Presiding Member will call upon the relevant person(s) to come forward and address Council.

A Deputation invited to attend a Council meeting:

- (a) is not to exceed five (5) persons, only two (2) of whom may address the Council, although others may respond to specific questions from Members;
- (b) is not to address the Council for a period exceeding ten (10) minutes without the agreement of the Council; and
- (c) additional members of the deputation may be allowed to speak with the agreement of the Presiding Member.

Council is unlikely to take any action on the matter discussed during the deputation without first considering an officer's report on that subject in a later Council agenda.

Procedure for Presentations

Notice of presentations being accepted by Council on behalf of the community, or agencies presenting a proposal, need to be received by **5pm on the day before the meeting** and agreed to by the Presiding Member. Please contact Executive Support Services via telephone on 9339 9339 or email admin@eastfremantle.wa.gov.au to arrange your presentation.

Where the Council is making a presentation to a worthy recipient, the recipient will be advised in advance and asked to attend the Council meeting to receive the award.

All presentations will be received/awarded by the Mayor or an appropriate Councillor.

Procedure for Public Question Time

The Council extends a warm welcome to you in attending any meeting of the Council. Council is committed to involving the public in its decision making processes whenever possible, and the ability to ask questions during 'Public Question Time' is of critical importance in pursuing this public participation objective.

Council (as required by the *Local Government Act 1995*) sets aside a period of 'Public Question Time' to enable a member of the public to put up to two (2) questions to Council. Questions should only relate to the business of Council and should not be a statement or personal opinion. Upon receipt of a question from a member of the public, the Mayor may either answer the question or direct it to a Councillor or an Officer to answer, or it will be taken on notice.

Having regard for the requirements and principles of Council, the following procedures will be applied in accordance with the *Town of East Fremantle Local Government (Council Meetings) Local Law 2016*:

1. Public Questions Time will be limited to fifteen (15) minutes.
2. Public Question Time will be conducted at an Ordinary Meeting of Council immediately following "Responses to Previous Public Questions Taken on Notice".
3. Each member of the public asking a question will be limited to two (2) minutes to ask their question(s).
4. Questions will be limited to three (3) per person.
5. Please state your name and address, and then ask your question.
6. Questions should be submitted to the Chief Executive Officer in writing by **5pm on the day before the meeting and be signed by the author**. This allows for an informed response to be given at the meeting.
7. Questions that have not been submitted in writing by 5pm on the day before the meeting will be responded to if they are straightforward.
8. If any question requires further research prior to an answer being given, the Presiding Member will indicate that the "question will be taken on notice" and a response will be forwarded to the member of the public following the necessary research being undertaken.
9. Where a member of the public provided written questions then the Presiding Member may elect for the questions to be responded to as normal business correspondence.
10. A summary of the question and the answer will be recorded in the minutes of the Council meeting at which the question was asked.

During the meeting, no member of the public may interrupt the meetings proceedings or enter into conversation.

Members of the public shall ensure that their mobile telephone and/or audible pager is not switched on or used during any meeting of the Council.

Members of the public are hereby advised that use of any electronic, visual or audio recording device or instrument to record proceedings of the Council is not permitted without the permission of the Presiding Member.

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NOTICE OF MEETING

Elected Members

An Ordinary Meeting of the Council will be held on **Tuesday, 20 February 2018** at the East Fremantle Yacht Club, (River Room), Petra Street East Fremantle commencing at 6.30pm and your attendance is requested.



GARY TUFFIN
Chief Executive Officer

AGENDA

1. OFFICIAL OPENING

2. ACKNOWLEDGEMENT OF COUNTRY

“On behalf of the Council I would like to acknowledge the Nyoongar people as the traditional custodians of the land on which this meeting is taking place.”

3. RECORD OF ATTENDANCE

3.1 Attendance

3.2 Apologies

3.3 Approved Leave of Absence

Mayor J O’Neill

4. DISCLOSURES OF INTEREST

4.1 Financial

4.2 Proximity

4.3 Impartiality

5. PUBLIC QUESTION TIME

5.1 Responses to previous questions from members of the public taken on notice
Nil.

5.2 Public Question Time

6. PRESENTATIONS/DEPUTATIONS

6.1 Presentations

6.2 Deputations

- 7. APPLICATIONS FOR LEAVE OF ABSENCE**
- 8. CONFIRMATION OF MINUTES OF PREVIOUS MEETING**
- 8.1 Ordinary Meeting of Council (12 December 2017)**

8.1 OFFICER RECOMMENDATION

That the minutes of the Ordinary meeting of Council held on Tuesday, 12 December 2017 be confirmed as a true and correct record of proceedings.

- 9. ANNOUNCEMENTS BY THE PRESIDING MEMBER**
- 10. UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS**

11. REPORTS AND RECOMMENDATIONS OF COMMITTEES

11.1 Town Planning & Building Committee Meeting (6 February 2018)

File ref	C/MTP1
Prepared by	Andrew Malone, Executive Manager Regulatory Services
Meeting Date:	20 February 2018
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	1. Town Planning & Building Committee Minutes

Purpose

To submit the minutes and delegated decisions of the Town Planning & Building Committee for receipt by Council.

Executive Summary

The Committee, at its meeting on 6 February 2018, exercised its delegation in four statutory matters.

The draft Local Planning Policy No 3.1.7 Percent for Public Art is considered under 12.1.1 of this agenda.

There is no further action other than to receive the minutes, including delegated decisions, of that meeting.

Consultation

Town Planning & Building Committee.

Statutory Environment

Nil.

Policy Implications

Nil.

Financial Implications

Nil.

Strategic Implications

Nil.

Site Inspection

Not applicable.

Comment

The unconfirmed minutes of the Town Planning & Building Committee meeting are now presented to Council to be received.

11.1 OFFICER RECOMMENDATION

That the unconfirmed Minutes of the Town Planning & Building Committee Meeting held on 6 February 2018 be received.

TOWN OF
EAST FREMANTLE



MINUTES

Town Planning & Building Committee

Tuesday, 6 February 2018 at 6.32pm

Disclaimer

The purpose of this Committee meeting is to discuss and, where possible, make resolutions about items appearing on the agenda.

Whilst the Committee has the power to resolve such items and may in fact, appear to have done so at the meeting, no person should rely on or act on the basis of such decision or on any advice or information provided by a member or officer, or on the content of any discussion occurring, during the course of the meeting.

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MINUTES OF THE ORDINARY MEETING OF THE TOWN PLANNING & BUILDING COMMITTEE HELD AT THE EAST FREMANTLE YACHT CLUB, (BOARD ROOM), PETRA STREET, EAST FREMANTLE ON TUESDAY 6 FEBRUARY 2017.**1. DECLARATION OF OPENING OF MEETING/ANNOUNCEMENTS OF VISITORS**

Presiding member opened the meeting at 6.32pm and welcomed members of the gallery.

2. ACKNOWLEDGEMENT OF COUNTRY

"On behalf of the Council I would like to acknowledge the Whadjuk Nyoongar people as the traditional custodians of the land on which this meeting is taking place and pay my respects to Elders past and present."

3. RECORD OF ATTENDANCE**3.1 Attendance**

The following members were in attendance:

Cr C Collinson

Cr D Nardi

Presiding Member

Cr T Natale

Cr A White

Cr J Harrington

Arrived at the meeting at 6.39pm

The following staff were in attendance:

Mr A Malone

Executive Manager Regulatory Services

Ms G Cooper

Minute Secretary

3.2 Apologies

Mayor O'Neill

Cr M McPhail

3.3 Leave of Absence

Nil.

4. MEMORANDUM OF OUTSTANDING BUSINESS

Nil.

5. DISCLOSURES OF INTEREST**5.1 Financial**

Nil.

5.2 Proximity

Nil.

5.3 Impartiality

Cr Harrington - Refer Item 11.1.

6. PUBLIC QUESTION TIME

6.1 Responses to previous questions from members of the public taken on notice

Nil.

6.2 Public Question Time

Nil.

7. PRESENTATIONS/DEPUTATIONS

7.1 Presentations

Nil.

7.2 Deputations

Nil.

8. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

8.1 Town Planning and Building Committee (5 December 2017)

8.1 OFFICER RECOMMENDATION

Cr Collinson moved, seconded Cr White

That the minutes of the Town Planning and Building Committee meeting held on Tuesday 5 December 2017 be confirmed as a true and correct record of proceedings.

(CARRIED UNANIMOUSLY)

9. ANNOUNCEMENTS BY THE PRESIDING MEMBER

Nil.

UNCONFIRMED

10. REPORTS OF COMMITTEES**10.1 Community Design Advisory Committee****Prepared by:** Andrew Malone Executive Manager Regulatory Services**Supervised by:** Gary Tuffin, Chief Executive Officer**Authority/Discretion:** Town Planning & Building Committee**Attachments:** 1. Minutes of the Community Design Advisory Committee meeting held on 11 December 2017**PURPOSE**

To submit the minutes of the Community Design Advisory Committee meeting held in December for receipt by the Town Planning & Building Committee.

EXECUTIVE SUMMARY

The Committee, at its meeting held on 11 December 2017, provided comment on planning applications listed for consideration at the February Town Planning Committee meeting and other applications to be considered in the future. Comments relating to applications have been replicated and addressed in the individual reports.

There is no further action other than to receive the minute.

10.1 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION TP010217

Cr Collinson moved, seconded Cr White

That the Minutes of the Community Design Advisory Committee meeting held on 11 December 2017 be received.

(CARRIED UNANIMOUSLY)

Cr Natale moved, seconded Cr White

That the order of business be changed to allow members of the gallery to speak to specific planning applications.

(CARRIED UNANIMOUSLY)

11. REPORTS OF OFFICERS (COMMITTEE DELEGATION)

11.4 Duke Street No. 36 (Lot 800 and portion of George Street road closure) – Brush Factory – Landscaping and Lighting Works

Landowner	Manotel P/L
Applicant	Buchan Group (Oldham Boas Ednie-Brown Architects)
File ref	P/DUK36; P/DUK42; P140/2017
Prepared by	Christine Catchpole, Planning Officer
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Meeting date	6 February 2018
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	<ol style="list-style-type: none"> 1. Site Plan 2. Photographs 3. Plans date stamped received 25 January 2018

Purpose

This report considers an application for landscaping and lighting works for the Brush Factory mixed use development. The application seeks approval for the above works in the George Street road closure area which directly abuts the Brush Factory site. The land owner is in the process of amalgamating this road closure area with Lot 800 which contains the commercial tenancies and penthouse apartment.

Executive Summary

The development application the subject of this report considers the following works to be undertaken in the closed portion of George Street between the Brush Factory building and the pedestrian underpass:

- a new balustrade along the northern edge of the pedestrian underpass;
- a timber sleeper visual/acoustic screen wall in the north eastern corner of the lot with bench seating on the inside of the wall;
- a letterbox/tenant directory for the commercial uses located at the western end of the lot;
- five landscaped terraces with eight feature trees indicated. The terraces are to be constructed in reconstituted limestone retainers. Each terrace will be either a lawn area or paved with recycled red brick. A basalt/granite paved forecourt at the street front is also proposed;
- a path leading to the entry to the Jazz Club and the commercial tenancies along the side of the building;
- five light poles to be installed on the terraces adjacent to the underpass for the purpose of providing security lighting; and
- an after hour's security fence and sliding gate extending between the Brush Factory and the entry to the pedestrian underpass.

The proposal raises the following key issues with regard to the determination of the application:

- heritage impact - building and streetscape;
- consideration for the Town's George Street – Public Realm Style Guide;
- pedestrian access;

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- surveillance of the site;
- landscaping and general streetscape considerations; and
- amenity.

The surrounding landowners as well as the servicing authorities that may be impacted by the proposal have been notified. No submissions were received from the surrounding landowners, however, the servicing authorities and Main Roads WA have commented in respect to the pedestrian underpass and access to and protection of below ground services. These matters will be addressed as conditions of planning approval.

The proposed works are considered to comply with Planning Scheme objectives and provisions and not to have a detrimental impact on the heritage character of the building or the surrounding residential area with the exception of the proposed lighting and light poles. The application is therefore recommended for approval subject to a number of planning conditions, including conditions of approval in regard to amalgamation of the land, landscaping, service authority requirements, fencing and signage.

Background

Zoning: Mixed Use

Land Area: 1,307m² (Lot 800)

MRS: The subject property abuts Stirling Highway a 'Primary Regional Roads' Reserve under the MRS. The application was referred to Main Roads WA (MRWA) as requested by MRWA in advice notes to Council when the Development Approval application was determined.

- 21 June 2016 : Council supported the application for the closure of a portion of George Street and amalgamation with what is now Lot 800. Support for the closure was subject, amongst other things, to the submission of a landscaping plan incorporating the future retention or replacement of existing trees to the satisfaction of the Chief Executive Officer. The Department of Lands subsequently approved the closure and the owner purchased the land.
- 22 June 2017: WAPC approval of amalgamation of then Lot 601 and portion of George Street (road closure) subject to conditions.
- January 2018: The land owner's solicitors and surveyors are preparing documents to satisfy conditions of amalgamation approval. It is expected amalgamation of the land will be finalised over coming months.

Consultation

Advertising

The application was referred to Main Roads WA and the Water Corporation, Atco Gas and Western Power due to the services in the area. It was also advertised to surrounding landowners considered to be impacted, including the owners of the Royal George Hotel site. Water Corp, Atco Gas, Western Power and Main Roads WA have no objection to the proposal subject to a number of conditions being imposed and no other land owner submissions were received.

Community Design Advisory Committee

This application was not referred to the Committee as it comprises landscaping and lighting works.

Statutory Environment

Planning and Development Act 2005

Town of East Fremantle Local Planning Scheme No. 3 (LPS 3)

LPS 3 Heritage List

Policy Implications*Municipal Heritage Inventory – Category A**Fremantle Port Buffer Zone – Area 2**Town of East Fremantle - George Street Public Realm Style Guide (endorsed July 2016)***Financial Implications**

Nil

Strategic Implications

The Town of East Fremantle Strategic Community Plan 2017 – 2027 states as follows:

*Built Environment**Accessible, well planned built landscapes which are in balance with the Town's unique heritage and open spaces.**3.1 Facilitate sustainable growth with housing options to meet future community needs.**3.1.1 Advocate for a desirable planning and community outcome for all major strategic development sites.**3.1.2 Plan for a mix of inclusive diversified housing options.**3.2 Maintaining and enhancing the Town's character.**3.2.1 Ensure appropriate planning policies to protect the Town's existing built form.**3.3 Plan and maintain the Town's assets to ensure they are accessible, inviting and well connected.**3.3.1 Continue to improve asset management practices.**3.3.2 Optimal management of assets within resource capabilities.**3.3.3 Plan and advocate for improved access and connectivity.**Natural Environment**Maintaining and enhancing our River foreshore and other green, open spaces with a focus on environmental sustainability and community amenity.**4.1 Conserve, maintain and enhance the Town's open spaces.**4.1.1 Partner with Stakeholders to actively protect, conserve and maintain the Swan River foreshore.**4.1.2 Plan for improved streetscapes parks and reserves.**4.2 Enhance environmental values and sustainable natural resource use.**4.2.1 Reduce waste through sustainable waste management practices.**4.3 Acknowledge the change in our climate and understand the impact of those changes.**4.3.1 Improve systems and infrastructure standards to assist with mitigating climate change impacts.***Site Inspection**

January 2018

Comment

The property is listed on the Town's Heritage List and is noted as a place of high significance, with a management category of 'A' in the Municipal Inventory. The application is for landscaping and lighting works which will be installed in the closed road section of George Street between the Brush Factory and the underpass. The landscaping and other treatments planned for this section of the site are therefore an important consideration because, in effect, this area forms an entry statement for the eastern end of George Street and is visible from a number of vantage points within the Precinct and on the other side

of Stirling Highway. Also, any development in this area should highlight and not detract from the heritage significance of the Brush Factory and the Royal George Hotel. This area of the Precinct is also an important pedestrian link and although the land under consideration is no longer road reserve and not strictly speaking in the public realm as it is now private property, it will appear as a public space and will in the longer term be part of a wider area of redevelopment and improvement of George Street as a whole and that associated with the Royal George Hotel site.

The support for closure of the road reserve by the Council was subject to the submission of a landscaping plan incorporating the future retention or replacement of existing trees. The current development application, amongst other things, is to satisfy the condition of support for the closure and does propose the replacement of trees in this area.

Matters to be considered by Local Government

No specific development requirements under the Scheme or Council Policies relate to development of this nature, although it is relevant to consider the function and physical and visual impact of the works proposed for the safety and amenity of the immediate area and the impact of the works being between two very significant heritage buildings.

As such the proposal has been assessed against the Deemed Provisions of the Planning Scheme (Clause 67) and clause 5.9. The proposal, in the main, is considered to comply with the aims, objectives and orderly and proper planning of the area in relation to the matters to be considered under Clause 67 as outlined below:

- (a) *the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;*
- (b) *the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme;*
- (g) *any local planning policy for the Scheme area;*
- (j) *in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve;*
- (m) *the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;*
- (k) *the built heritage conservation of any place that is of cultural significance of the area in which the development is located;*
- (l) *the effect of the proposal on the cultural heritage significance of the area in which the development is located;*
- (m) *the compatibility of the development with its setting including the relationship of the development to development on adjoin land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;*
- (n) *the amenity of the locality including the following —*
 - (i) *environmental impacts of the development;*
 - (ii) *the character of the locality; and*
 - (iii) *social impacts of the development; and*
- (p) *whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved.*

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It is considered the proposed works, with the exception of the lighting proposal, have been designed having due regard to the Town's Local Planning Policy, the Town's Public Realm Style Guide for George Street and the relevant sections of Clause 5.9 and 67 of the Local Planning Scheme. There are however, a number of matters that require further discussion with a view to imposing conditions of planning approval. These matters are discussed below:

Underpass balustrade and security fencing

The replacement of the pedestrian walkway balustrade is required for safety as it is not of sufficient height under current building code standards. The proposed balustrade will be an open grille style fence, similar to the existing balustrade but less solid in appearance. This type of fencing is considered acceptable and it will be a significant improvement in appearance to the existing balustrade. It is also anticipated that the remainder of the underpass balustrade will also need replacing when the restoration of the Royal George Hotel is undertaken. It is, however, considered important from a streetscape perspective for the after hour's security fencing and gate extending from the top of the underpass to the Brush Factory to be an 'open-style' fence so the building and entries are visible from the street. The fencing indicated on the plans is not the same and is designed to be less visually permeable unless a person is standing front on to the fence. A condition of approval is therefore recommended which requires this section of security fencing to match the underpass balustrade in design and openness and be at least 60% visually permeable for the length and area of the fence. The details of this fencing are to be to the satisfaction of the Chief Executive Officer and submitted at the Building Permit application stage.

Visual/acoustic screen wall

The visual/acoustic screen wall in the north eastern corner of the site is proposed to be constructed of stacked 'railway sleeper' timber and be 2.4 metres in height. The wall will extend between the building and the pedestrian underpass along the Stirling Highway frontage and along the underpass on the northern edge of the site for a distance of 4.0 metres. It is required to improve the amenity of the outdoor terraced area at the entry to the Jazz Club courtyard. The wall will screen the traffic and reduce the noise from Stirling Highway. The eastern elevation of the wall will be mostly screened by existing vegetation in the Stirling Highway road reserve. However, from the northern perspective, that is the underpass and the Royal George Hotel side it was considered that the height of the wall should be reduced as much as possible for aesthetic reasons. As there will be a mix of balustrades and screen walls on the site, decreasing the prominence of this solid wall is considered to be important from a visual impact perspective. The applicant was therefore requested to reduce the height of the wall so that it tapers in height from 2.4 metres at the north eastern corner to match the height of the underpass balustrade. This has been indicated on the plans and there will be approximately a 2.0 metre length of wall along this section that will be between ~1.2 and 1.6 metres in height.

Trees

The Town's Operations Manager and Supervisor have viewed the proposal and are satisfied with all aspects of the proposal. Whilst the land is now in private ownership and not in actual fact subject to the recommendations of the *Town of East Fremantle Style Guide for George Street and the Town Centre*. It was previously in the road reserve/public domain and the Style Guide recommended that Jacaranda trees be planted along George Street to continue the planting theme for this street. It is therefore considered appropriate to require at least five Jacaranda trees to be planted. The Operations Supervisor has requested that the trees be planted as indicated along the edge of the underpass and that all trees should be the same species of a specific root ball size. A condition of approval in this regard is therefore recommended to be imposed. It is noted the applicant has indicated on the plans that additional trees be planted. If the applicant wishes to plant a greater number than the number and type, in addition to the Jacaranda trees, is to be discussed with the Town's Operations Manager.

It is also noted that the developer of the site requested removal of a mature WA Peppermint tree on Duke Street during the building process as access and sight lines to the car park entry were impeded. This was agreed to by Council subject to a \$3,000 contingency amount being paid by the developer before the tree was removed to ensure replacement of the tree on completion of the project. This bond is still held by the Town. Also, during construction another mature Peppermint tree died as a result of works causing disturbance to its root system. One of the trees has been replaced, however, the other tree cannot be replaced until the development is completed. The matter of the location for the other street tree will be determined by the Operations Manager, however, replacement of the tree will be required to be completed before the issue of an Occupancy Permit. The bond will cover the cost of the tree replacement should it be determined that the tree should be planted elsewhere due to kerbside or verge constraints making it impractical to replace in the same position.

Light poles

The plans indicate five light poles which will be 4.5 metres in height above paving level. The poles will follow the natural slope of the site and be positioned on each terrace along the edge of the underpass. A light will be positioned at the top of each pole. The applicant has explained that the light poles are required to *“provide visual security to the area and to discourage the ongoing graffiti and vandal activity within this pocket of George Street. The height of the light poles – inherently non-bulky elements – was designed to reduce visual glare to pedestrians.”* In order to assist with the security of the site, security fencing will be required to be visually permeable as a recommended condition of planning approval.

The installation of additional lighting in the area is supported in principle, however, in regard to the specific details (i.e. location, type and degree of illumination) it is considered that these matters require further discussion with the Town’s officers. The heritage importance of the Brush Factory and the Royal George Hotel buildings requires further assessment and consideration of the impact of lighting structures in this area and in this regard further discussion involving the Town and the applicant in respect to an overall lighting plan for the area is considered necessary before any structures are installed.

The installation of five tall light poles in a highly visible location between the two heritage buildings will result in more very prominent structures being installed which may not be the ideal outcome for the area overall. With refurbishment of the Royal George Hotel and the potential redesign of the underpass further lighting in the area will most likely be required. Rather than piecemeal lighting being installed a coordinated approach to the lighting of this end of George Street is required which will not only improve safety and security but will enhance the buildings and the appeal of the area. It is therefore recommended that lighting of the area (as proposed) be excluded from the development approval for the landscaping works and that the applicant be advised that further discussion with the Town’s officers will be required in regard to lighting for the area. It is therefore recommended that a condition of approval be imposed which reflects the above comments.

Letterbox/tenant directory

A structure of approximately 1.4 metres in width, 1.8 metres in height and ~400mm in depth is proposed to be situated in the north western corner of the lot for the purpose of letterboxes and a tenant directory for the mixed use building. The position of the structure is considered suitable in regard to access for Australia Post and visibility for customers. The materials (i.e. steel, rustic wood and fibre cement cladding), design and scale of the structure is also considered acceptable, provided it is only used for mail and to identify the building’s tenants and businesses and is not used for general product or promotional advertising. This would not be appropriate in this prominent location and would detract from the heritage building and its importance to the streetscape. A condition is recommended in this regard which would not permit any advertising or promotional material to be displayed on this structure.

Paving

All proposed works, including paving and tactile indicators are to be contained wholly within the boundaries of the site (i.e. Lot 800 and the closed portion of road reserve). Also, any disruption to the existing paving, kerbing or any other treatments in the road reserve area are to be reinstated as existing at the applicant's cost. The Town is mindful that any current or future streetscape improvements in George Street must be consistent for the full length of George Street and that new developments should not result in a haphazard approach to paving and footpath upgrades. A condition is recommended to ensure that any disruption to the existing footpath or other road reserve areas is reinstated.

Below ground services

The relevant authorities have been consulted in regard to any issues which might arise as a result of the landscaping and lighting works being installed within the former road reserve. There is general support for the proposal and the authorities have made various comments which will be included as conditions of planning approval or advice notes to the applicant. Where requested the authorities comments have been forwarded to the applicant.

Amalgamation of road reserve land

Amalgamation of the land has been approved by the WAPC, however, at this point the conditions of approval have not been satisfied as there are some outstanding matters, one of which requires lodgement of Section 70A notification documents with Landgate (i.e. Title memorials in regard to proximity to Fremantle Port, Stirling Highway, a Mixed Use zone and a LPS 3 Heritage Listing). This has not been completed yet and therefore the Certificate of Title reflecting amalgamation of the lots has not been issued but it is expected this will be completed following the solicitors completing the documentation. A condition of approval is recommended to ensure the amalgamation of the lots is finalised and the related conditions satisfied.

Conclusion

The Brush Factory is a mixed use development which will accommodate a Jazz Club, a residential apartment and other commercial tenancies. The site has significant historic and aesthetic value for its contribution to the heritage of the Town and the Plympton Precinct. It contributes to the local community's sense of place, is a major landmark at the end of Duke Street and sits adjacent to a State heritage listed building. It is clearly visible from Stirling Highway and along the length of George Street, so landscaping and other any other fixtures/treatments planned for this section of the site are an important consideration. It is therefore considered necessary to require the applicant to comply with a number of conditions of planning approval which will ensure the heritage elements are not compromised, the site remains open, pedestrian friendly, visible to the street and that the works are of a high quality and complementary to other streetscape improvements which will occur on George Street and the appeal of the area in general. Approval of the works is therefore recommended subject to exclusion of the lighting component and conditions relating to amalgamation of the land, landscaping, service authority requirements, fencing, landscaping, street trees and signage.

Cr Harrington arrived at the meeting at 6.39pm.

- Mr Peter Unsworth (owner) addressed the meeting and spoke in support of the officers recommendation however he did raise concerns with two conditions proposed in the officer's recommendation.
 - Condition (9): Mr Unsworth would like the condition to be amended and the requirement for 'Jacaranda Trees' to be removed and replaced with the requirement for 3 to 5 trees which are not large and without a deep root system subject to Council Officer's approval.

- Mr Unsworth also reiterated that lighting for the development is required to provide safety and security for the residents and patrons of the area, however as per the recommendation in Condition (1) he is happy to liaise with Council Officer's regarding the installation of the lighting.

OFFICER RECOMMENDATION

Cr White moved, seconded Cr Collinson

That Council grant development approval for landscaping works at No. 36 (Lot 800 and closed portion of George Street road reserve) Duke Street, East Fremantle, as outlined on the plans and accompanying information date stamped received 25 January 2018 subject to the following conditions:

- (1) The light poles and lighting being excluded from this development approval (refer to Footnote (i) below). No light poles or lighting to be installed without further Council approval.
- (2) All fencing/balustrade, with the exception of the visual/acoustic screen wall, is to be 60% visually permeable for the length and area of the fencing/balustrade and of an open style grille design including the security fencing between the northern elevation of the Brush Factory building and the pedestrian underpass balustrade.
- (3) The security fencing between the northern elevation of the Brush Factory building and the pedestrian underpass balustrade as noted in condition 2 is not to exceed a height of 1800mm from natural ground level.
- (4) The terraces indicated on the plans as being "lawn" are not to be covered with artificial turf/lawn.
- (5) All landscaping works, including paving are to be contained wholly within the boundaries of the closed portion of road reserve and Lot 800.
- (6) The Town's footpath, kerbing and/or any other treatments in the road reserve that are disrupted as a result of the proposed works are to be reinstated as existing at the applicant's cost to the satisfaction of the Chief Executive Officer prior to the issue of an Occupancy Permit.
- (7) The amalgamation of Lot 800 with the George Street road closure portion of land into one lot on one Certificate of Title inclusive of the required Section 70A Notifications as specified in the WAPC approval of amalgamation dated 22 June 2017.
- (8) Main Roads WA conditions as outlined in Main Roads WA correspondence to the Town dated 16 November 2017 stating the following:
 - (i) The 600mm diameter concrete foundation for the balustrading posts must be located a minimum 200mm behind the back face of the existing retaining wall; and
 - (ii) The existing retaining wall must be structural engineering design verified for stability given the additional structures and overburden pressure behind the retaining walls.
- (9) The installation and maintenance of at least five (5) Jacaranda trees (minimum size 150L root ball) to the satisfaction of the Chief Executive Officer in the locations indicated on the plan date stamped received 25 January 2018 prior to the issue of an Occupancy Permit.
- (10) Any additional planting is to be approved by the Town's Operation's Manager prior to the submission of the Building Permit application.
- (11) The letterbox/tenant directory structure is only to contain mailboxes and to list the tenants and their location in the building. No form of advertising or promotional material is to be posted or installed on this structure.
- (12) The Duke Street street-tree being replaced in a location to be determined by the Town's Operations Manager and installed prior to the issue of an Occupancy Permit.
- (13) The proposed works are not to be commenced until approval from the Water Corporation has been obtained and the building permit issued in compliance with the conditions of this planning approval unless otherwise amended by Council.
- (14) The buildings and all other structures in the area between the buildings and the lot boundary are to be kept clean and free of graffiti and vandalism at all times and any such graffiti or vandalism to be remedied within 24 hours to the satisfaction of the Chief Executive Officer.

- (15) No other unauthorised signage is to be displayed on the site or the building.
- (16) Where this development requires that any facility or service within a street verge (street trees, footpath, crossover, light pole, drainage point or similar) is to be removed, modified or relocated then such works must be approved by Council and if approved, the total cost to be borne by the applicant. Council must act reasonably and not refuse any reasonable proposal for the removal, modification or relocation of such facilities or services (including, without limitation any works associated with the proposal) which are required by another statutory or public authority.
- (17) This planning approval to remain valid for a period of 24 months from date of this approval.

Footnote:

The following are not conditions but notes of advice to the applicant/owner:

- (i) *In regard to condition 1 the applicant be advised to contact the Town in regard to commencing discussions in regard to light and lighting structures on the site.*
- (ii) *In regard to condition 16 the applicant be advised that the tactile indicators shown on the plans date stamped received 25 January 2018 are to be installed wholly within the subject lot boundaries (i.e. the closed road reserve portion of land and Lot 800).*
- (i) *A copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.*
- (ii) *It is recommended that the applicant provides a Structural Engineer's dilapidation report, at the applicant's expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with Council and one copy should be given to the owner of any affected property.all noise levels produced by the construction of the development are to comply with the provisions of the Environmental Protection (Noise) Regulations 1997 (as amended).*
- (iii) *Matters relating to dividing fences are subject to the Dividing Fences Act 1961.*

AMENDMENT

Cr Harrington moved, seconded Cr Natale

The Committee amended the following condition:

- (9) The installation and maintenance of 3 to 5 trees (minimum size 150L root ball or similar) to the satisfaction of the Chief Executive Officer in locations to be determined on the subject lot.

(CARRIED UNANIMOUSLY)

11.4 SUBSTANTIVE MOTION/COMMITTEE RESOLUTION TP020218

Cr White moved, seconded Cr Collinson

That Council grant development approval for landscaping works at No. 36 (Lot 800 and closed portion of George Street road reserve) Duke Street, East Fremantle, as outlined on the plans and accompanying information date stamped received 25 January 2018 subject to the following conditions:

- (1) **The light poles and lighting being excluded from this development approval (refer to Footnote (i) below). No light poles or lighting to be installed without further Council approval.**
- (2) **All fencing/balustrade, with the exception of the visual/acoustic screen wall, is to be 60% visually permeable for the length and area of the fencing/balustrade and of an open style grille design including the security fencing between the northern elevation of the Brush Factory building and the pedestrian underpass balustrade.**

- (3) The security fencing between the northern elevation of the Brush Factory building and the pedestrian underpass balustrade as noted in condition 2 is not to exceed a height of 1800mm from natural ground level.
- (4) The terraces indicated on the plans as being "lawn" are not to be covered with artificial turf/lawn.
- (5) All landscaping works, including paving are to be contained wholly within the boundaries of the closed portion of road reserve and Lot 800.
- (6) The Town's footpath, kerbing and/or any other treatments in the road reserve that are disrupted as a result of the proposed works are to be reinstated as existing at the applicant's cost to the satisfaction of the Chief Executive Officer prior to the issue of an Occupancy Permit.
- (7) The amalgamation of Lot 800 with the George Street road closure portion of land into one lot on one Certificate of Title inclusive of the required Section 70A Notifications as specified in the WAPC approval of amalgamation dated 22 June 2017.
- (8) Main Roads WA conditions as outlined in Main Roads WA correspondence to the Town dated 16 November 2017 stating the following:
 - (i) The 600mm diameter concrete foundation for the balustrading posts must be located a minimum 200mm behind the back face of the existing retaining wall; and
 - (ii) The existing retaining wall must be structural engineering design verified for stability given the additional structures and overburden pressure behind the retaining walls.
- (9) The installation and maintenance of 3 to 5 trees (minimum size 150L root ball or similar) to the satisfaction of the Chief Executive Officer in locations to be determined on the subject lot.
- (10) Any additional planting is to be approved by the Town's Operations Manager prior to the submission of the Building Permit application.
- (11) The letterbox/tenant directory structure is only to contain mailboxes and to list the tenants and their location in the building. No form of advertising or promotional material is to be posted or installed on this structure.
- (12) The Duke Street street-tree being replaced in a location to be determined by the Town's Operations Manager and installed prior to the issue of an Occupancy Permit.
- (13) The proposed works are not to be commenced until approval from the Water Corporation has been obtained and the building permit issued in compliance with the conditions of this planning approval unless otherwise amended by Council.
- (14) The buildings and all other structures in the area between the buildings and the lot boundary are to be kept clean and free of graffiti and vandalism at all times and any such graffiti or vandalism to be remedied within 24 hours to the satisfaction of the Chief Executive Officer.
- (15) No other unauthorised signage is to be displayed on the site or the building.
- (16) Where this development requires that any facility or service within a street verge (street trees, footpath, crossover, light pole, drainage point or similar) is to be removed, modified or relocated then such works must be approved by Council and if approved, the total cost to be borne by the applicant. Council must act reasonably and not refuse any reasonable proposal for the removal, modification or relocation of such facilities or services (including, without limitation any works associated with the proposal) which are required by another statutory or public authority.
- (17) This planning approval to remain valid for a period of 24 months from date of this approval.

Footnote:

The following are not conditions but notes of advice to the applicant/owner:

- (i) In regard to condition 1 the applicant be advised to contact the Town in regard to commencing discussions in regard to light and lighting structures on the site.*
- (ii) In regard to condition 16 the applicant be advised that the tactile indicators shown on the plans date stamped received 25 January 2018 are to be installed wholly within the subject lot boundaries (i.e. the closed road reserve portion of land and Lot 800).*
- (iv) A copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.*
- (v) It is recommended that the applicant provides a Structural Engineer's dilapidation report, at the applicant's expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with Council and one copy should be given to the owner of any affected property. all noise levels produced by the construction of the development are to comply with the provisions of the Environmental Protection (Noise) Regulations 1997 (as amended).*
- (vi) Matters relating to dividing fences are subject to the Dividing Fences Act 1961.*

(CARRIED UNANIMOUSLY)

Note:

As 4 Committee members voted in favour of the Reporting Officer's recommendation, pursuant to Council's decision regarding delegated decision making made on 20 June 2017 this application deemed determined, on behalf of Council, under delegated authority.

Cr Jenny Harrington declared an impartiality interest in the following item as the owner of the property is known to her and declared that she will consider this matter on its merits in terms of the benefit to the Town and vote accordingly.

11.1 Dalgety Street No. 71A (Lot 1) – Construction of Single Storey Grouped Dwelling and Outbuilding

Owner/Applicant	M Matijas
File ref	P/DAL71A; P129/17
Prepared by	Christine Catchpole, Planning Officer
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Meeting Date	6 February 2018
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	<ol style="list-style-type: none"> 1. Location Plan 2. Photographs 3. Plans dated 3 November 2017

Purpose

This report considers a development application for construction of a new single storey grouped dwelling and outbuilding (store) on a vacant survey strata lot at No. 71A (Lot 1) Dalgety Street, East Fremantle.

Executive Summary

The application proposes construction of a new single storey residence with an outbuilding (storeroom) located in the north west corner of the lot. The construction of a dwelling on this lot will complete the development of a survey strata subdivision which was previously a built strata duplex developed in the early 1970s. Both subdivided lots have very narrow frontages as a result of this type of subdivision which was possible prior to the gazettal of LPS No. 3. The lot the subject of the current application has a narrow frontage to the street with a width of 9.55 metres.

The following issues are relevant to the determination of the application:

- Dwelling density: redevelopment of a strata lot (developed at a density the equivalent of R20) in a R12.5 coded area;
- Lot boundary setbacks: less than required;
- Open space: less than required;
- Site works: greater than permitted behind a street setback line and within 1 metre of a lot boundary;
- Retaining walls: greater than permitted in height and within 1 metre of the lot boundary;
- Garage width: greater than 30% of the lot frontage; and
- Crossover width greater than 3 metres.

While there are a number of variations sought they are mostly due to the development of a very narrow lot and the dwelling being required to meet R12.5 density code standards. It is considered the variations can be supported subject to a number of conditions of planning approval which are aimed at ensuring the dwelling addresses and respects, as much as possible given the narrow lot development constraints, the streetscape and the existing pattern of residential development in the Woodside Precinct.

Background

- 22 December 2004: Council advised the WAPC that LPS No. 3 was gazetted and the subject property is zoned R12.5, therefore the proposal to subdivide is not supported.
- 19 January 2005: WAPC conditionally approved the subdivision application and subsequently requested Council provide conditions of approval.
- 3 July 2008: Council advises WAPC it will support the application given the site was already developed with a built strata duplex from the early 1970s.
- 22 July 2008: WAPC granted conditional approval for the subdivision.

ConsultationAdvertising

The plans were advertised to surrounding land owners from 13 November to 1 December 2017. No submissions were received. The adjoining owners either side of the subject lot have endorsed the proposed development.

Community Design Advisory Committee (CDAC)

This application was considered by the CDAC at its meeting on 11 December 2017. The Committee's comments are provided below with the applicant's comments provided in italics following each of the CDAC comments:

(a) The overall built form merits:

- The committee requests landscaping to the front of the proposal similar to the adjoining neighbour and including a landscaping plan with the development application to minimise the bulk and scale of the façade and garage;
- Landscaping to soften the front façade.

My intention has always been to soften the facade through extensive landscaping including the planting of established trees, similar to my adjoining neighbour. A landscaping plan has been developed and is at Attachment A. I also provided a street view of the proposed dwelling at Attachment B.

(b) The quality of architectural design including its impact upon the heritage significance of the place and its relationship to adjoining development:

- Garage does not adhere to Council's Policy requirements and dominates the streetscape.

I understand that the garage does not adhere to Council's Policy requirements. The lot, however, is narrow (9.5m) and poses design limits when seeking to include a double garage.

A double garage will allow for fewer cars parked on the verge. As you may be aware, the street generally has parking issues, especially when there are netball and football matches when there can be cars parked on both sides almost for the full length of the street. A double garage will lessen the parking impact on the street providing for a safer environment for pedestrians, drivers and families and individuals residing in Dalgety Street, and a visually more pleasing street.

I am elderly and will likely have a granddaughter reside with me to provide support. A secure double garage will provide me peace of mind for myself and my granddaughter.

I have attempted to reduce the impact of the garage by the following:

- *setting the garage back behind the study (960mm);*
- *having a large window on the study as a visual focal point and to provide for street surveillance;*
- *aligning the garage setback to adjoining neighbours to maintain consistency with the streetscape;*
- *having the floor level of the garage lower than the street verge to reduce the street view height;*
- *ensuring the colour and materials of the garage are consistent with the remainder of the proposed dwelling, thereby softening the overall street view; and*
- *landscaping the frontage to ensure it is visually pleasing and to soften the overall streetscape.*

(c) *The relationship with and impact on the broader public realm and streetscape;*

- Improved streetscape representation and requested to ensure a better interaction with the street.

I believe that this point is addressed through my response to a) and b) but would be happy to be guided on how this could be addressed further.

(d) *The impact on the character of the precinct, including its impact upon heritage structures, significant natural features and landmarks;*

- No comment.

(e) *The extent to which the proposal is designed to be resource efficient, climatically appropriate, responsive to climate change and a contribution to environmental sustainability;*

- No comment.

(f) *The demonstration of other qualities of best practice urban design including “Crime Prevention” Through Environmental Design performance, protection of important view corridors and lively civic places;*

- No Comment.

Officer Comment

It is considered the development proposal does not satisfactorily address the street or the streetscape in that it does not comply with a number of provisions of the R-Codes or the Town’s Residential Design Guidelines (street surveillance and garage width). The primary concern is with the lack of an entry (front door) which addresses the street and the width of the garage and driveway in proportion to the dwelling (R-Codes: garage ≤50% of the frontage and Residential Design Guidelines: garage ≤30% of the frontage). Whilst the development of a single storey dwelling significantly lessens the impact on the adjoining lots in regard to bulk and overlooking, on a lot of this size, it does not provide for any interesting architectural features which improve the appearance of the dwelling from the street, or maximise the street surveillance and crime prevention aspects of the dwelling.

The incorporation of a double garage on the site is the main area of concern and problematic due to the lot width, however, on such a narrow lot reducing the number of vehicles in view of the street is considered to be of some merit, particularly as the street can from time to time experience parking problems, as pointed out by the applicant. However, it is considered that the dominance of the garage can be reduced by the type and colour of garage door selected and the position of the front door and

entry porch. Also, treatments to front facing walls in terms of construction materials and colours can also assist in highlighting these features and visually minimising the width of the garage. A number of conditions of planning approval are therefore recommended to be applied to the planning approval which address these concerns and will require the applicant to amend the plans after consultation with Planning Officer's at Building Permit application stage.

The CDAC has requested the applicant address some of these issues through landscaping of the front setback area. It is noted the applicant has submitted a landscaping plan which proposes a medium sized tree in the front setback and another small strip of planting along the northern boundary. This is considered to be of assistance in 'softening' the appearance of the dwelling from the street. A condition requiring the planting of a mature tree to the Chief Executive Officer's satisfaction and the installation of landscaping as indicated on the landscaping plan (dated 2 January 2018) is therefore recommended.

The planning conditions imposed are aimed at adding some 'architectural/design' interest to the streetscape and to 'soften' the façade, without attempting to redesign the dwelling, as well as to restrict the bulk and number of structures like fencing, bin stores and letterboxes. The width of the lot makes it extremely difficult to meet the provisions of the Residential Design Guidelines and the R-Codes, however, given approval for the subdivision of the lot was granted some time ago there are limitations on the degree of compliance with existing policies that can be attained.

Statutory Environment

Planning and Development Act 2005

Residential Design Codes of WA

Town of East Fremantle Local Planning Scheme No. 3 (LPS No. 3)

Policy Implications

Town of East Fremantle Residential Design Guidelines 2016

Financial Implications

Nil.

Strategic Implications

The Town of East Fremantle Strategic Community Plan 2017 – 2027 states as follows:

Built Environment

Accessible, well planned built landscapes which are in balance with the Town's unique heritage and open spaces.

3.1 Facilitate sustainable growth with housing options to meet future community needs.

3.1.1 Advocate for a desirable planning and community outcome for all major strategic development sites.

3.1.2 Plan for a mix of inclusive diversified housing options.

3.2 Maintaining and enhancing the Town's character.

3.2.1 Ensure appropriate planning policies to protect the Town's existing built form.

3.3 Plan and maintain the Town's assets to ensure they are accessible, inviting and well connected.

3.3.1 Continue to improve asset management practices.

3.3.2 Optimal management of assets within resource capabilities.

3.3.3 Plan and advocate for improved access and connectivity.

Natural Environment

Maintaining and enhancing our River foreshore and other green, open spaces with a focus on environmental sustainability and community amenity.

4.1 Conserve, maintain and enhance the Town's open spaces.

4.1.1 Partner with Stakeholders to actively protect, conserve and maintain the Swan River foreshore.

4.1.2 Plan for improved streetscapes parks and reserves.

4.2 Enhance environmental values and sustainable natural resource use.

4.2.1 Reduce waste through sustainable waste management practices.

4.3 Acknowledge the change in our climate and understand the impact of those changes.

4.3.1 Improve systems and infrastructure standards to assist with mitigating climate change impacts.

Site Inspection

January 2018

Comment

LPS 3 Zoning: Residential R12.5

Site area: 515m²

Statutory Assessment

The proposal has been assessed against the provisions of Local Planning Scheme No. 3 and the Town's Local Planning Policy. A summary of the assessment is provided in the following tables.

Legend (refer to tables below)	
A	Acceptable
D	Discretionary
N/A	Not Applicable

Residential Design Codes Assessment (Note: based on R20 standards)

Design Element	Required	Proposed	Status
Street Setback	7.5m	8.54m	A
Lot Boundary Setback – north	5.0m	Nil – 1.5m	D
Lot Boundary Setback – south	1.5m	Nil – 1.16m	D
Open Space	50%	41%	D
Site Excavation/Fill	Max 0.5m	300mm - 1.1m	D
Car Parking	2	2	A
Overshadowing	25%	≤25%	A
Drainage	On-site	On-site	A

Local Planning Policy Assessment

LPP Residential Design Guidelines Provision	Status
3.7.2 Additions and Alterations to Existing Buildings	N/A
3.7.3 Development of Existing Buildings	N/A
3.7.4 Site Works	D
3.7.5 Demolition	N/A
3.7.6 Construction of New Buildings	D
3.7.7 Building Setbacks and Orientation	D
3.7.8 Roof Form and Pitch	D
3.7.9 Materials and Colours	A
3.7.10 Landscaping	A

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TUESDAY, 6 FEBRUARY 2018

3.7.11 Front Fences	N/A
3.7.12 Pergolas	N/A
3.7.13 Incidental Development Requirements	N/A

3.7.14 Footpaths and Crossovers	D
3.7.18.3 Garages, Carports and Outbuildings	D
3.7.15-20 Precinct Requirements	D

Building Height Requirement	Required	Proposed	Status
Building Height (external wall) (R-Codes)	6.0m	2.4m – 2.9m	A
Building Height (pitched roof) (R-Codes)	9.0m	5.1m – 5.9m	A

The lot to be developed is a survey strata titled lot which was previously occupied by a 1970s duplex which was demolished in ~2010. The southern half of the site was then developed with a single storey dwelling and the northern side of the lot has remained vacant since 2011.

The applicant is now requesting approval for the construction of a single storey grouped dwelling and outbuilding (store). There are a number of variations to the R-Codes and the Residential Design Guidelines in respect to this application mostly resulting due to the narrow lot frontage.

The proposed dwelling is a three bedroom residence with a loft area that will occupy approximately half of the roof space. The outdoor living 'alfresco' and garden areas are proposed on the western side and at the rear of the lot. An outbuilding (store) is to be located in the north western corner of the lot. The applicant is seeking Council discretion with regard to several provisions of the R-Codes and the Town's Residential Design Guidelines. These matters are discussed below.

Dwelling density (redevelopment of subdivided lot – previously built strata lot)

The current zoning of the area is Residential R12.5. The parent lot was developed in a time preceding the current density code (early 1970s). The current Planning Scheme contains clause 5.3.3 which addresses this situation and states as follows:

Existing non-complying development: Where a lot contains an existing authorised development which exceeds the prescribed density coding, the local government may permit redevelopment of the lot up to the same density as the existing development, or of a different form than otherwise permitted, provided that:

- (a) in the opinion of the local government, the proposed development will contribute more positively to the scale and character of the streetscape, the improvement of the amenity of the area, and the objectives for the precinct than the existing building; and*
- (b) except where proposed development comprises minor alterations to the existing development which, in the opinion of the local government, do not have a significant adverse effect on the amenity of adjoining land, advertising of the proposed development has been undertaken in accordance with the provisions of clause 9.4.*

This clause, subject to the design and community consultation parameters being met, provides Council with discretion to approve of the redevelopment of the lot at the same density. The streetscape and advertising requirements of clause 9.4 have been met and as noted above no submissions on the proposal were received.

Lot boundary setback*Northern boundary*

The lot boundary setbacks of the proposed dwelling do not comply with the 'Deemed to Comply' requirements of the R-Codes. Single storey development on a narrow lot has resulted in a long narrow building with some sections of the building being constructed up to (garage) or close to the lot boundary. The required garage setback is 1.0 metre, however, a nil setback has been proposed. The adjoining neighbour has not objected to the setback and the nil setback is not considered to impact on the amenity of the lot to the north. The required setback of 5.0 metres is due to the length of the wall (>25 metres), the height of the wall at the rear of the site exceeding 3.5 metres above natural ground level and major openings on this elevation. The dwelling for the most part will be set back between 1.5 and 2.2 metres which is considered adequate given it is a single storey development and there will be a dividing fence of 1.8 metres in height on top of a retaining wall.

Southern boundary

The southern boundary setback under the R-Codes also is non-compliant for the same reasons that apply to the northern boundary. The setback requirements are not as great (i.e. 1.5 metres) for the southern boundary as there are no major openings on this elevation. For the most part the wall is set back 1.6 metres with the exception of a section of bedroom wall (6.5 metres in length) which has a nil setback. Also, the adjoining owner has not expressed any objection to the proposal

From a planning perspective the reduced setbacks are considered acceptable. The 'Design Principles' of the R-Codes are considered satisfied as the dwelling does not unnecessarily contribute to building bulk on the adjoining lots, and whilst not compliant in respect to open space (discussed below in the report) the development of the lot is considered acceptable in that it allows for landscaping and adequate outdoor living areas.

Open space

Non-compliance with open space on the site is supported given it is difficult to achieve the 55% open space requirement on lots which have been subdivided to R20 size lot standards, however, a condition is recommended which addresses the landscaping (as required by the CDAC) of the front setback area which will contribute to green landscaping and a 'feeling' of open space on the site.

Crossover and garage width

The crossover indicated on the plans is not compliant with Council policy in that the hard paved section is greater than 3 metres in width. As the lot is only 9.5 metres wide it is important that the remainder of the setback area and the verge are landscaped to the maximum extent possible. It is therefore considered necessary to impose a condition which requires the driveway to taper or splay from 3 metres in width at the property boundary to a width which is no greater than the width of the double garage. This will enable the maximum amount of soft landscaping to be planted.

The garage is greater than 30% the width of the lot frontage (proposed: 58.6% of the width) and therefore does not comply with the Residential Design Guidelines or the R-Codes in this regard. This is due to the lot having a narrow frontage. The non-compliance is supported in this circumstance as the applicant has attempted to restrict the width of the garage to 5.6 metres. It is considered the materials and the design of the garage door in this circumstance will be important to the overall appearance of the house from the street. It is important that it does not present as a blank and monotonous frontage of a colour that emphasises the garage to an even greater extent in relation to the remainder of the facade. It is therefore recommended that the details of the materials and finish of the garage door are to be to the satisfaction of the Chief Executive Officer and must be submitted for final approval at Building Permit application stage.

Site works and retaining walls

The site slopes away from the road to the rear so to level the site it is necessary to slightly excavate toward the front of the lot and fill toward the rear of the lot. This excavation and fill in parts will exceed the 500mm permitted under the R-Codes. Whilst this fill does not impact on the height of the building it is closer to the side and rear lot boundaries than is permitted for site works and retaining walls (above 500mm) and therefore is not strictly in compliance with the R-Codes in relation to the provisions for both aspects of development.

Excavation at the front of the lot to lower the level of the garage is considered to be of benefit and for the remainder of the lot the fill is considered to meet the 'Design Principles' of the R-Codes in that it enables the land to be effectively used for the benefit of residents and does not detrimentally affect adjoining properties and responds to the natural features of the site (the rear of the dwelling is 'sunken'). Also, adequate fencing of approximately 1.6 to 1.8 metres above retaining walls is to be erected. A rear retaining wall of approximately 900mm in height will be built up to the boundary with 1.6 metre high face brick wall constructed on top of the retaining wall.

Roof pitch (outbuilding)

The non-compliance with the roof pitch (i.e. required: minimum of 28°; proposed: flat roof for outbuilding) is considered acceptable in this case because it is a flat roof designed to be unobtrusive at the rear of the lot.

Conclusion

Dalgety Street between Canning Highway and Marmion Street mostly comprises heritage properties with wide frontage lots and landscaped gardens. Some subdivision of lots occurred prior to the gazettal LPS No. 3 and redevelopment of those lots has been on-going since that time. The expectation of land owners is to develop large family homes to modern standards. These development applications must then be assessed under more stringent development provisions relative to the current density and in this case where the minimum site area requirements do not align with the density code. In this case the development of a 9.5 metre wide lot with a standard narrow lot floor plan is not ideal in respect to maintaining a streetscape appropriate to the Precinct. However, with some modifications to the front façade it is considered a reasonable outcome can be achieved.

Overall the variations proposed are acceptable given the above comments. The recommended conditions of approval are intended to reduce the hard paved areas in the front setback and on the verge and the visual dominance of the garage as well as add increased surveillance and interest to the street front elevation. On this basis it is recommended the application be supported subject to a number of specific and standard planning conditions.

11.1 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION TP030218

Cr White moved, seconded Cr Natale

That Council exercise discretion in granting planning approval to vary:

- (i) Clause 5.1.3 - Lot Boundary Setback of the Residential Design Codes of WA to permit a setback of less than 1.0 metre on the northern boundary (store), 5.0 metres on the northern boundary (dwelling) and 1.5 metres on the southern boundary (dwelling);**
- (ii) Clause 5.1.4 - Open Space of the Residential Design Codes of WA to allow less than 55% open space on the site;**
- (iii) Clause 5.3.7 - Site Works of the Residential Design Codes of WA to allow excavation and fill greater than 0.5 metres behind a street setback line and within 1.0 metre of a lot boundary;**

- (iv) Clause 5.3.8 - Retaining Walls of the Residential Design Codes of WA to permit retaining walls greater than 0.5 metres in height less than 1.0 metre from the lot boundaries;
- (v) Clause 3.7.8.3 of the Residential Design Guidelines 2016 to allow a roof form and pitch of less than 28° (outbuilding); and
- (vi) Clause 3.7.15.3.2 - Garages, Carports and Outbuildings of the Residential Design Guidelines to allow the width of the garage to exceed 30% of the lot frontage,

for construction of a single storey grouped dwelling and outbuilding (store) at No. 71A (Lot 1) Dalgety Street, East Fremantle, in accordance with the plans date stamped received on 3 November 2017, subject to the following conditions:

- (1) Relocation of the front door (entry) so it faces the street. The location and design of the front door (entry) to be to the satisfaction of the Chief Executive Officer and the details to be finalised and submitted at Building Permit application stage (refer to Footnote (i) below).
- (2) The letterbox structure on the front property boundary is not to exceed a height of 1.2 metres from natural ground level.
- (3) The bin storage area is not to be located within the front setback area.
- (4) The provision of a mature tree to the satisfaction of the Chief Executive Officer is to be planted in the front setback area. The details of the size and species of tree to be provided with the submission of a Building Permit application.
- (5) Landscaping to be planted and installed in accordance with the landscaping plan dated 2 January 2018 and maintained to the satisfaction of the Chief Executive Officer.
- (6) Any fencing in the street setback area is to fully comply with the Residential Design Guidelines.
- (7) The details of the colour, materials and finish of the garage door to be to the satisfaction of the Chief Executive Officer and the details to be submitted for final approval at Building Permit application stage.
- (8) The crossover is not to exceed 3.0 metres in width and any solid paved section of the driveway is to taper or splay from no more than 3 metres in width at the property boundary to the width of the garage and no more than 5.6 metres at the garage entry.
- (9) The crossover is to be in accordance with Council's crossover policy as set out in the Residential Design Guidelines 2016.
- (10) In cases where there is an existing crossover this is to be removed and the kerb, verge and footpath are to be reinstated at the applicant's expense to the satisfaction of Council, unless on application, Council approval for the crossover to remain is obtained.
- (11) All parapet walls/building structures to the adjacent property face are to be finished by way of agreement between the property owners and at the applicant's expense, including the outbuilding (store).
- (12) If requested by Council within the first two years following installation, the metal roofing to be treated to reduce reflectivity. The treatment to be to the satisfaction of the Chief Executive Officer in consultation with relevant officers and all associated costs to be borne by the owner.
- (13) The works are to be constructed in conformity with the drawings and written information accompanying the application for planning approval other than where varied in compliance with the conditions of this planning approval or with Council's further approval.
- (14) The proposed works are not to be commenced until Council has received an application for a Building Permit and the Building Permit issued in compliance with the conditions of this planning approval unless otherwise amended by Council.
- (15) With regard to the plans submitted with respect to the Building Permit application, changes are not to be made in respect of the plans which have received planning approval, without those changes being specifically marked for Council's attention.
- (16) The proposed dwelling is not to be occupied until all conditions attached to this planning approval have been finalised to the satisfaction of the Chief Executive Officer in consultation with relevant officers.

- (17) All storm water is to be disposed of on site, an interceptor channel installed if required and a drainage plan be submitted to the satisfaction of the Chief Executive Officer in consultation with the Building Surveyor prior to the issue of a Building Permit.
- (18) All introduced filling of earth to the lot or excavated cutting into the existing ground level of the lot, either temporary or permanent, shall be adequately controlled to prevent damage to structures on adjoining lots or in the case of fill, not be allowed to encroach beyond the lot boundaries. This shall be in the form of structurally adequate retaining walls and/or sloping of fill at the natural angle of repose and/or another method as approved by the Town of East Fremantle.
- (19) Where this development requires that any facility or service within a street verge (street trees, footpath, crossover, light pole, drainage point or similar) is to be removed, modified or relocated then such works must be approved by Council and if approved, the total cost to be borne by the applicant. Council must act reasonably and not refuse any reasonable proposal for the removal, modification or relocation of such facilities or services (including, without limitation any works associated with the proposal) which are required by another statutory or public authority.
- (20) This planning approval to remain valid for a period of 24 months from date of this approval.

Footnote:

The following are not conditions but notes of advice to the applicant/owner:

- (i) *In respect to condition 1 the applicant is advised to discuss options for relocation of the front door with Planning Officers prior to the preparation of plans for Building Permit application stage.*
- (ii) *This decision does not include acknowledgement or approval of any unauthorised development which may be on the site.*
- (iii) *A copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.*
- (iv) *It is recommended that the applicant provides a Structural Engineer's dilapidation report, at the applicant's expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with Council and one copy should be given to the owner of any affected property.*
- (v) *All noise levels produced by the construction of the development are to comply with the provisions of the Environmental Protection (Noise) Regulations 1997 (as amended).*
- (vi) *Matters relating to dividing fences are subject to the Dividing Fences Act 1961.*
- (vii) *Under the Environmental Protection (Noise) Regulations 1997, the noise from an air-conditioner must meet assigned allowable noise levels at all times. The Environmental Protection Act 1986 sets penalties for non-compliance with the Regulations and the installer of a noisy air-conditioner can face penalties of up to \$5,000 under Section 80 of the Act. Refer to Department of Environmental Protection document – "An Installers Guide to Air Conditioner Noise".*

(CARRIED UNANIMOUSLY)

Note:

As 4 Committee members voted in favour of the Reporting Officer's recommendation, pursuant to Council's decision regarding delegated decision making made on 20 June 2017 this application deemed determined, on behalf of Council, under delegated authority.

Cr Harrington left the meeting at 7.20pm.

11.2 Stratford Street No.17 (Lot 75) – Alterations and Additions to Existing Dwelling, including Garage, Ancillary Dwelling, Patio and Landscaping Works

Applicant	Paramount Design
Owner	M & B Fonti
File Ref	PSTR/17; P132/2017
Prepared by	Christine Catchpole, Planning Officer
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Meeting date	6 February 2018
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	<ol style="list-style-type: none"> 1. Location plan 2. Photographs 3. Plans date stamped 14 November 2017

Purpose

This report considers a development application for alterations and additions to the existing dwelling, including a garage, ancillary dwelling, patio and landscaping works at No. 17 Stratford Street, East Fremantle.

Executive Summary

The development application proposes the renovation and rear additions and alterations to an original residence. The additions also include a garage to the side of the lot and an ancillary dwelling, patio and landscaping works in the front setback area.

The following issues are relevant to the determination of this application:

- Lot boundary setback: less than required for ancillary dwelling, patio and garage;
- Site works and retaining walls: higher and closer to lot boundary than permitted
- Visual privacy: living/family/dining room closer to lot boundary than permitted;
- Ancillary dwelling wall height and setbacks: less than required;
- Garage location: not set back required distance behind dwelling; and
- Roof pitch: less than required for an ancillary dwelling.

It is considered the variations to the R-Codes and the Residential Design Guidelines can be supported and the application is recommended for conditional approval.

Background

Zoning LPS No. 3: Residential R17.5
Site area: 911m²

Previous Decisions of Council and/or History of an Issue on Site
Nil in regard to this application.

Consultation

Advertising

The proposed application was advertised to surrounding land owners from 1 to 15 December 2017. No submissions were received. The proposal was advertised a second time from 11 to 19 January 2018 to clarify the use of the existing 'granny flat' and its conversion to an ancillary dwelling. No objections to

the change of use and new structure were received. Furthermore, the two adjoining neighbours on Stratford Street signed an "Adjoining Property Owner Comment" form (dated 14 January 2018) indicating no objection to the plans and the ancillary dwelling.

Community Design Advisory Committee

This application was considered by the Committee at its meeting of 23 October 2017 and the following comments were made.

- (a) *The overall built form merits;*
- The Committee request clarification regarding the front elevation and confirmation that the porch, front door and windows are remaining as existing;
 - The garden bed attached to the porch is not supported as the built form is considered to be impacted, with the bed detracting from the pillars which forms an integral part of the 'C' category of the heritage status recommend both garden beds be constructed in line;
 - The Committee appreciate the roof pitch being maintained throughout the dwelling; and
 - The Committee commend the additions to be single storey and appropriate for the area.
- (b) *The quality of architectural design including its impact upon the heritage significance of the place and its relationship to adjoining development.*
- Garage should be differentiated further with regard to the material;
 - Unified and original facade to be kept as original as appropriate to retain the heritage character;
- (c) *The relationship with and impact on the broader public realm and streetscape;*
- Query the front pier fence alterations to detract from the dwelling and heritage status;
 - The committee do not support the raising of the piers.
- (d) *The impact on the character of the precinct, including its impact upon heritage structures, significant natural features and landmarks;*
- No comment.
- (e) *The extent to which the proposal is designed to be resource efficient, climatically appropriate, responsive to climate change and a contribution to environmental sustainability;*
- No comment.
- (f) *The demonstration of other qualities of best practice urban design including "Crime Prevention" Through Environmental Design performance, protection of important view corridors and lively civic places;*
- No comment.

The applicant has responded to the Committee's comments as follows:

"The porch, front door and windows are all remaining as existing, however, our client wishes to add steps to the front porch to match the original house. She said a previous owner removed the steps for a ramp to help with accessibility.

I have attached a render of the front steps and the garden bed we have proposed just to clarify the height and where it finishes. It sits well below the front piers and does not detract from the building.

For point (b), if we render the whole garage will this be acceptable? The front fence will also be left as is."

Officer comment

The renovation and additions to the property are considered commensurate with the heritage management category for the site (category C). The applicant has provided additional information which is considered to satisfactorily address the comments made by the CDAC.

Statutory Environment

Planning and Development Act 2005

Residential Design Codes of WA

Town of East Fremantle Local Planning Scheme No. 3

Policy Implications

Town of East Fremantle Residential Design Guidelines 2016

Municipal Heritage Inventory – Category C

Financial Implications

Nil

Strategic Implications

The Town of East Fremantle Strategic Community Plan 2017 – 2027 states as follows:

Built Environment

Accessible, well planned built landscapes which are in balance with the Town's unique heritage and open spaces.

3.1 Facilitate sustainable growth with housing options to meet future community needs.

3.1.1 Advocate for a desirable planning and community outcome for all major strategic development sites.

3.1.2 Plan for a mix of inclusive diversified housing options.

3.2 Maintaining and enhancing the Town's character.

3.2.1 Ensure appropriate planning policies to protect the Town's existing built form.

3.3 Plan and maintain the Town's assets to ensure they are accessible, inviting and well connected.

3.3.1 Continue to improve asset management practices.

3.3.2 Optimal management of assets within resource capabilities.

3.3.3 Plan and advocate for improved access and connectivity.

Natural Environment

Maintaining and enhancing our River foreshore and other green, open spaces with a focus on environmental sustainability and community amenity.

4.1 Conserve, maintain and enhance the Town's open spaces.

4.1.1 Partner with Stakeholders to actively protect, conserve and maintain the Swan River foreshore.

4.1.2 Plan for improved streetscapes parks and reserves.

4.2 Enhance environmental values and sustainable natural resource use.

4.2.1 Reduce waste through sustainable waste management practices.

4.3 Acknowledge the change in our climate and understand the impact of those changes.

4.3.1 Improve systems and infrastructure standards to assist with mitigating climate change impacts.

Site Inspection

January 2018

CommentStatutory Assessment

The proposal has been assessed against the provisions of Local Planning Scheme No. 3 and the Town's Local Planning Policies. A summary of the assessment is provided in the following tables.

Legend (refer to tables below)	
A	Acceptable
D	Discretionary
N/A	Not Applicable

Residential Design Codes Assessment

Design Element	Required	Proposed	Status
Street Front Setback	6.0m	10.8m (garage)	A
Lot Boundary Setback	<u>Ancillary Dwelling:</u> East – 1.0m South - 1.5m <u>Garage:</u> North – 1.5m	<u>Ancillary Dwelling:</u> East – 1.0m South - 1.5m <u>Garage:</u> North – 1.5m	D
Open Space	50%	58.5%	A
Outdoor Living	30m ²	~200m ²	A
Car Parking	2	2 (additional car bay for ancillary dwelling can be provided)	A
Site Works	Less than 500mm	Greater than 500mm	D
Overshadowing	≤25%	≤25%	A
Drainage	On-site	To be conditioned	A

Local Planning Policies Assessment

LPP Residential Design Guidelines Provision	Status
3.7.2 Additions and Alterations to Existing Buildings	A
3.7.3 Development of Existing Buildings	A
3.7.4 Site Works	D
3.7.5 Demolition	N/A
3.7.6 Construction of New Buildings	N/A
3.7.7 Building Setbacks and Orientation	D
3.7.8 Roof Form and Pitch (outbuilding)	D
3.7.9 Materials and Colours	A
3.7.10 Landscaping	A
3.7.11 Front Fences	A
3.7.12 Pergolas	N/A
3.7.13 Incidental Development Requirements	N/A
3.7.14 Footpaths and Crossovers	A
3.7.18.3 Garages and Carports	D
3.7.15-20 Precinct Requirements	A

R-Codes	Required	Provided	Status



Building height	Top of external wall	6.0m	3.9m	A
	Top of roof ridge	9.0m	6.6m	A

There are a number of variations from the R-Codes and the Residential Design Guidelines. Notwithstanding, the variations are supported and are discussed below.

Lot boundary setbacks

The lot boundary setbacks do not comply in regard to the ancillary dwelling, the patio and the garage because it is intended to construct the walls of these structures up to the lot boundary. The setbacks required along both side lot boundaries for the additions to the house can be achieved.

Whilst the 'Deemed to Comply' provisions of the R-Codes in respect to the setbacks cannot be met in the above circumstances it is considered the non-compliance can be supported on the basis that the adjoining land owners have been consulted and have no objection. The 'Design Principles' of the R-Codes are considered satisfied in regard to all lot boundary setbacks, in that the structures do not unnecessarily contribute to building bulk on the adjoining lots, adequate sun and ventilation to the adjoining properties and open space is maintained and overshadowing is not an issue. In the case of the ancillary dwelling there is a similar structure in the same location being used for a similar purpose. This structure will be demolished to allow for the construction of the new building. The proposed reduced garage, patio and ancillary dwelling setbacks are therefore supported.

Site works and retaining walls

The site slopes away from the road to the rear of the site so to enable continuation of the floor level of the dwelling fill is required. This has resulted in excavation close to the boundary for an alfresco area under the patio. Fill is also required in the south western corner of the site to level the area for the ancillary dwelling pad. This excavation and fill in parts will exceed the 500mm permitted under the R-Codes. Whilst this fill does not impact on the height of the buildings it is closer to the side and rear lot boundaries than is permitted for site works and retaining walls (above 500mm) and therefore is not strictly in compliance with the R-Codes in relation to the provisions for both aspects of development.

Notwithstanding the non-compliance the 'Design Principles' of the R-Codes are considered to be satisfied in that the excavation and fill proposed enables the land to be effectively used for the benefit of residents, does not detrimentally affect adjoining properties, the garage is reduced in height, neighbours have supported the proposal and the alterations and additions respond to the natural features of the site.

Visual privacy

The 'Deemed to Comply' provisions for Element 5.4.1 Visual Privacy of the R-Codes requires major openings which have their floor level more than 0.5 metres above natural ground level, and positioned so as to overlook any part of any other residential property behind its setback line, to comply with the following:

- 4.5 metres in the case of bedrooms and studies;
- 6.0 metres in the case of habitable rooms, other than bedrooms and studies; and
- 7.5 metres in the case of unenclosed outdoor active habitable spaces.

The proposed development does not comply with the 'Deemed to Comply' provisions of the R-Codes, however, the 'Design Principles' of 5.4.1 allows for:

P1.1 Minimal direct overlooking of active habitable spaces and outdoor living areas of adjacent dwellings achieved through: building layout, location; design of major openings; landscape screening of outdoor active habitable spaces; and/or location of screening devices.

P1.2 Maximum visual privacy to side and rear boundaries through measures such as: offsetting the location of ground and first floor windows so that viewing is oblique rather than direct; building to the boundary where appropriate; setting back the first floor from the side boundary; providing higher or opaque and fixed windows; and/or screen devices (including landscaping, fencing, obscure glazing, timber screens, external blinds, window hoods and shutters).

The living/family/dining section of the extension to the dwelling is raised more than 500mm above ground level and the setback is marginally less than the 6.0 metres required under the R-Codes (i.e. 5.7m). The decorative screening for the patio, however, extends to a height above the boundary/dividing wall and will therefore provide an adequate degree of screening between the two lots. The adjoining owners have not indicated any objection to the proposal. It is therefore not considered necessary for any additional screening to be applied in this location.

Roof pitch and form

The roof form and pitch in respect to the alterations and additions to the dwelling is compliant. The ancillary dwelling will have a skillion roof which will distinguish the dwelling from the original residence and although this does not comply with the Residential Design Guidelines requirements it is considered acceptable as the dwelling does not impact the streetscape and does not contribute to additional building bulk in respect to neighbouring properties.

Garage setback from existing dwelling

Whilst the garage is not setback 1.2 metres behind the building line as required under the Residential Design Guidelines (RDG) it is set back behind the dwelling (i.e. 500mm) and even further behind the porch (i.e. 1.8 metres). In this circumstance it is considered sufficient to meet the intent of the Guidelines in separating the garage from the house, reducing the impact of the structure on the streetscape and reducing the visual impact of the garage overall. The applicant has attempted to integrate the garage with the façade of the dwelling. The garage sits well below the eaves line and the roof of the dwelling and as the site has a wide frontage the garage width is less than 30% of the width of the lot frontage and is therefore acceptable in this location.

Heritage (Inter War Porch c1939)

The place is classified category C under the Municipal Inventory. The variations from the provisions of the R-Codes and the Residential Design Guidelines are therefore considered an acceptable compromise as the retention and renovation of the original home is considered important in the overall context of retaining the character of the Precinct. However, it is noted the chimneys are not indicated on the elevations and this may be an oversight, however, the rendered chimneys are considered to be important features of the dwelling and are therefore required to be retained. As such a condition of planning approval is recommended to address this issue. In relation to the garage the CDAC's comments have been addressed and the applicant has indicated the garage can be fully rendered, however, this is not considered a mandatory requirement. If the owner wishes for the garage to match the brickwork and the render of the house then that is also considered acceptable. A Footnote will be added to the approval documentation noting the CDAC's comments in this regard.

Conclusion

The application is supported, notwithstanding the variations, on the basis that the applicant is retaining a Municipal Inventory category C dwelling and has minimised the impact of reduced setbacks and

building height on the adjoining lots. The proposed ancillary dwelling is already being used as a 'granny flat' and this use is intended to be formalised with the outcome of this application. The renovated dwelling will maintain the traditional streetscape and the heritage elements and value of the property in respect to the Precinct as a whole. The application is recommended for approval subject to standard planning conditions.

11.2 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION TP040218

Cr Collinson moved, seconded Cr White

That Council exercise its discretion in granting planning approval to vary:

- (i) Clause 5.1.3 - Lot Boundary Setback of the Residential Design Codes of WA to permit a rear (western) setback of less than 1.0 metre, a northern setback of less than 1.5 metres and a southern lot boundary setback of less than 1.5 metres;
- (ii) Clause 5.3.7 - Site Works of the Residential Design Codes of WA to allow excavation and fill greater than 0.5 metres behind a street setback line and within 1.0 metre of a lot boundary;
- (iii) Clause 5.3.8 - Retaining Walls of the Residential Design Codes of WA to permit a retaining wall greater than 0.5 metres in height less than 1.0 metre from the lot boundaries;
- (iv) Clause 5.4.1 - Visual Privacy of the Residential Design Codes of WA to permit a visual privacy setback from the northern boundary for the family/living/dining room windows of less than 6.0 metres;
- (v) Clause 3.7.8.3 of the Residential Design Guidelines 2016 to allow a roof pitch of less than 28° for the ancillary dwelling; and
- (vi) Clause 3.7.15.3.3 of the Residential Design Guidelines Garages, Carports and Outbuildings to allow a garage to be setback less than 1.2 metres behind the building line,

for alterations and additions to the existing dwelling including a garage, ancillary dwelling, patio and landscaping works at No. 17 (Lot 75) Stratford Street, East Fremantle, in accordance with the plans date stamped received 14 November 2017, subject to the following conditions:

- (1) The two rendered chimneys are required to be retained and not altered in appearance.
- (2) All parapet walls are to be of a suitable material to the adjacent property face by way of agreement between the property owners and at the applicant's expense.
- (3) Front fencing within the street setback area is to be in compliance with the Residential Design Guidelines and in compliance with the Australian Standards in respect to sight lines where boundary fencing meets the street front property boundary. A development application for Council's consideration is to be submitted for any gates or fencing in the front setback area in addition to that proposed on the plans date stamped received 14 November 2017.
- (4) Any new crossover is not to exceed 5 metres in width and to be in compliance with Council's crossover provisions as outlined in the Residential Design Guidelines 2016.
- (5) If requested by Council within the first two years following installation, any metal roofing to be treated to reduce reflectivity. The treatment to be to the satisfaction of the Chief Executive Officer in consultation with relevant officers and all associated costs to be borne by the owner.
- (6) The works are to be constructed in conformity with the drawings and written information accompanying the application for planning approval other than where varied in compliance with the conditions of this planning approval or with Council's further approval.
- (7) With regard to the plans submitted with respect to the Building Permit application, changes are not to be made in respect of the plans which have received planning approval, without those changes being specifically marked for Council's attention.
- (8) All storm water is to be disposed of on site, an interceptor channel installed if required and a drainage plan be submitted to the satisfaction of the Chief Executive Officer in consultation with the Building Surveyor prior to the issue of a Building Permit.

- (9) All introduced filling of earth to the lot or excavated cutting into the existing ground level of the lot, either temporary or permanent, shall be adequately controlled to prevent damage to structures on adjoining lots or in the case of fill, not be allowed to encroach beyond the lot boundaries. This shall be in the form of structurally adequate retaining walls and/or sloping of fill at the natural angle of repose and/or another method as approved by the Town of East Fremantle.
- (10) Where this development requires that any facility or service within a street verge (street trees, footpath, crossover, light pole, drainage point or similar) is to be removed, modified or relocated then such works must be approved by Council and if approved, the total cost to be borne by the applicant. Council must act reasonably and not refuse any reasonable proposal for the removal, modification or relocation of such facilities or services (including, without limitation any works associated with the proposal) which are required by another statutory or public authority.
- (11) Prior to the commencement of any works on site, the applicant to notify affected adjoining landowners of intended commencement date.
- (12) This planning approval to remain valid for a period of 24 months from date of this approval.

Footnote:

The following are not conditions but notes of advice to the applicant/owner:

- (i) *The applicant is advised that the Community Design Advisory Committee have recommended the garage should be differentiated further with regard to the materials, however, this is not a condition of approval.*
- (ii) *This decision does not include acknowledgement or approval of any unauthorised development which may be on the site.*
- (iii) *A copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.*
- (iv) *It is recommended that the applicant provides a Structural Engineer's dilapidation report, at the applicant's expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with Council and one copy should be given to the owner of any affected property.*
- (v) *All noise levels produced by the construction of the development are to comply with the provisions of the Environmental Protection (Noise) Regulations 1997 (as amended).*
- (vi) *Matters relating to dividing fences are subject to the Dividing Fences Act 1961.*
- (vii) *Under the Environmental Protection (Noise) Regulations 1997, the noise from an air-conditioner must meet assigned allowable noise levels at all times. The Environmental Protection Act 1986 sets penalties for non-compliance with the Regulations and the installer of a noisy air-conditioner can face penalties of up to \$5,000 under Section 80 of the Act. Refer to Department of Environmental Protection document – "An Installers Guide to Air Conditioner Noise".*

(CARRIED UNANIMOUSLY)

Note:

As 4 Committee members voted in favour of the Reporting Officer's recommendation, pursuant to Council's decision regarding delegated decision making made on 20 June 2017 this application deemed determined, on behalf of Council, under delegated authority.

Cr Harrington returned to the meeting at 7.23pm.

11.3 King Street No. 78 (Lot 356) – Additions and Alterations to Existing Dwelling

Applicant	Summit Home Improvements
Owner	P Brown
File ref	P/KIN78; P/124/17
Prepared by	Christine Catchpole, Planning Officer
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Meeting date	6 February 2018
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	<ol style="list-style-type: none"> 1. Location plan 2. Photographs 3. Plans date stamped 26 October 2018

Purpose

This report considers a planning application for upper storey additions and alterations to the rear of an existing dwelling at No. 78 King Street, East Fremantle.

Executive Summary

The additions to the house are all to the rear and comprise an upper storey bedroom with ensuite bathroom and walk in robe, a study and a hobby room. The two storey addition is immediately behind the original cottage. The application also encompasses a proposal to extend the existing garage by removing a rear wall and extending the roofline and boundary wall toward the rear of the property by an additional five metres.

The following issues are relevant to the determination of this application:

- Lot boundary setback - reduced southern boundary (garage);
- External wall height greater than permitted for upper storey;
- Solar access for adjoining sites – greater than 25% overshadowing; and
- Roof pitch – less than pitch required under the Residential Design Guidelines.

The minor R-Code and Residential Design Guideline variations will not have a significant impact on the amenity of adjoining sites and can be supported subject to standard conditions of planning approval.

Background

Zoning: Residential R20

Site area: 508m²

Previous Decisions of Council and/or History of an Issue or Site

- | | |
|-------------------|---|
| 7 June 2006: | Rear ground floor alterations and additions to original cottage granted approval. |
| 14 November 2006: | Building Licence issued for brick boundary walls. |
| 17 June 2008: | Planning approval granted for garden shed. |

Consultation

Advertising

The application was advertised to the surrounding land owners from 13 November to 1 December 2017. The adjoining owners to the south viewed the plans and whilst they did not object to the development proposal as such, they were concerned with regard to the proposed extension of the dividing fence in height and length required to extend the garage. A formal submission was not made, however, the owners requested that Planning staff contact the applicant and request the applicant discuss their

concerns. The applicant was advised to contact the adjoining owners and they subsequently signed the *Notice and Request for Consent to Encroach or Adversely Affect* form (BA20). This will accompany the Building Permit application. The matter of the details of the finish of the garage wall will be addressed as a condition of planning approval. No further enquiries or concerns have been expressed by the adjoining owners.

Community Design Advisory Committee (CDAC)

This application was considered at the CDAC meeting of 11 December 2017 and the Committee made the following comments:

- (a) The overall built form merits;
 - Front setback is appropriate; and
 - The addition is acceptable and considerate of the area.
- (b) The quality of architectural design including its impact upon the heritage significance of the place and its relationship to adjoining development;
 - No comment.
- (c) The relationship with and impact on the broader public realm and streetscape;
 - Suitable for the area.
- (d) The impact on the character of the precinct, including its impact upon heritage structures, significant natural features and landmarks;
 - No comment.
- (e) The extent to which the proposal is designed to be resource efficient, climatically appropriate, responsive to climate change and a contribution to environmental sustainability;
 - Consider the use of wood cladding as the external building material, that reflects a suitable material for the area and that is environmentally sustainable.

The applicant has responded as follows:

"The use of MasterWall has been proposed with rendered finish to relate to the ground floor to create a seamless extension."

The materials proposed by the applicant are considered acceptable with respect to this application.

- (f) The demonstration of other qualities of best practice urban design including "Crime Prevention" Through Environmental Design performance, protection of important view corridors and lively civic places;
 - No comment.

Statutory Environment

Planning and Development Act 2005

Residential Design Codes of WA

Town of East Fremantle Local Planning Scheme No. 3 (LPS No. 3)

Policy Implications

Town of East Fremantle Residential Design Guidelines 2016 (as amended)

Municipal Heritage Inventory - 'C' Category

Fremantle Port Buffer Zone - Area 2

Financial Implications

Nil

Strategic Implications

The Town of East Fremantle Strategic Community Plan 2017 – 2027 states as follows:

Built Environment

Accessible, well planned built landscapes which are in balance with the Town's unique heritage and open spaces.

- 3.1 *Facilitate sustainable growth with housing options to meet future community needs.*
 - 3.1.1 *Advocate for a desirable planning and community outcome for all major strategic development sites.*
 - 3.1.2 *Plan for a mix of inclusive diversified housing options.*
- 3.2 *Maintaining and enhancing the Town's character.*
 - 3.2.1 *Ensure appropriate planning policies to protect the Town's existing built form.*
- 3.3 *Plan and maintain the Town's assets to ensure they are accessible, inviting and well connected.*
 - 3.3.1 *Continue to improve asset management practices.*
 - 3.3.2 *Optimal management of assets within resource capabilities.*
 - 3.3.3 *Plan and advocate for improved access and connectivity.*

Natural Environment

Maintaining and enhancing our River foreshore and other green, open spaces with a focus on environmental sustainability and community amenity.

- 4.1 *Conserve, maintain and enhance the Town's open spaces.*
 - 4.1.1 *Partner with Stakeholders to actively protect, conserve and maintain the Swan River foreshore.*
 - 4.1.2 *Plan for improved streetscapes parks and reserves.*
- 4.2 *Enhance environmental values and sustainable natural resource use.*
 - 4.2.1 *Reduce waste through sustainable waste management practices.*
- 4.3 *Acknowledge the change in our climate and understand the impact of those changes.*
 - 4.3.1 *Improve systems and infrastructure standards to assist with mitigating climate change impacts.*

Site Inspection

December 2017

CommentStatutory Assessment

The proposal has been assessed against the provisions of Local Planning Scheme No. 3 and the Town's Local Planning Policies. A summary of the assessment is provided in the following tables.

Legend (refer to tables below)	
A	Acceptable
D	Discretionary
N/A	Not Applicable

Residential Design Codes Assessment

Design Element	Required	Proposed	Status
Street Front Setback	6.0m	As existing	A
Lot Boundary Setback	Garage – 1.5m	Garage – nil	D
Open Space	50%	53%	A
Outdoor Living	30m ²	>100m ²	A
Car Parking	1	2	A
Site Works	Less than 500mm	Less than 500mm	A
Visual privacy setback (>0.5m above NGL)	Upper level bedroom and study - 4.5m	Greater than 4.5m	A
Overshadowing	≤25%	28%	D
Drainage	On-site	To be conditioned	A

Local Planning Policies Assessment

LPP Residential Design Guidelines Provision	Status
3.7.2 Additions and Alterations to Existing Buildings	A
3.7.3 Development of Existing Buildings	A
3.7.4 Site Works	A
3.7.5 Demolition	N/A
3.7.6 Construction of New Buildings	A
3.7.7 Building Setbacks and Orientation	D
3.7.8 Roof Form and Pitch	D
3.7.9 Materials and Colours	A
3.7.10 Landscaping	A
3.7.11 Front Fences	A
3.7.12 Pergolas	A
3.7.13 Incidental Development Requirements	A
3.7.14 Footpaths and Crossovers	A
3.7.18.3 Garages and Carports	A
3.7.15-20 Precinct Requirements	A

Building Height (R-Codes)	Required	Proposed	Status
External Wall height (R-Code)	6.0m	6.3m	D
Roof Ridge height (R-Code)	9.0m	8.3m	A

The additions and alterations will primarily comprise the addition of an upper storey to the previously approved ground floor addition. The proposed upper storey is to the rear of the dwelling and will comprise an upper storey bedroom with ensuite bathroom and walk in robe, a study and a hobby room. The other aspect of the application is a proposal to extend the existing garage by removing a rear wall and extending the roofline and boundary wall toward the rear of the property by an additional 5 metres.

Lot boundary setback

The proposed upper floor addition complies with the required setbacks under the R-Codes for all lot boundaries. However, the garage addition does not comply with the 1.5 metre setback required under the R-Codes. The applicant is proposing to increase the height of the dividing wall to increase the length of the garage along the boundary, so a nil setback is proposed. From a planning perspective this is considered acceptable. The 'Design Principles' of the R-Codes are considered satisfied as the addition does not unnecessarily contribute to building bulk on the adjoining lots, and whilst not being ideal in respect to overshadowing or open space (discussed later in the report) the development of the lot is considered to allow for landscaping and adequate outdoor living areas.

Furthermore, there was no objection by the adjoining owners to the proposal to extend the garage, subject to the issues of the structural integrity of the wall not being compromised and the finish of the wall, as it faces their property, being of an acceptable standard. As noted above the applicant has discussed these issues with the adjoining owners and fully explained the proposal. The adjoining owners subsequently signed the *Notice and Request for Consent to Encroach or Adversely Affect* form (BA20) which will accompany the Building Permit application. The matter of the details of the finish of the garage wall will be addressed as a condition of approval.

External wall height

The proposed external wall height of 6.3 metres is marginally greater than the permitted height under the R-Code 6.0 metre limit. This allows for consistency in floor to ceiling heights for both the ground and upper floors and is supported on the basis that it does not result in an impact on the amenity of adjoining properties or the subject site.

Solar access - overshadowing

Overshadowing greater than that permitted under the R-Codes, will occur on the property to the south (i.e. permitted 25%; proposed 28%). The adjoining owners have not objected because the roof of the dwelling to the south will be overshadowed and therefore there is no greater impact on areas of open space. The non-compliance and additional overshadowing can therefore be supported.

Roof pitch

The proposed roof pitch for the addition and the garage extension will not comply with the Residential Design Guidelines, however, the proposed roof lines are required to match the existing roof and accommodate existing windows therefore the non-compliance can be supported.

Conclusion

The applicant has taken into consideration the overlooking and bulk/scale impacts of the extension on neighbouring residences in an attempt to minimise the impact on each of the neighbouring lots. The adjoining owners have not raised any objection to the proposal as such, and have not made a formal submission objecting to any aspect of the proposal. Concerns related to the structural integrity of the garage wall raised by the adjoining owners have been resolved by the applicant.

The application is therefore supported on the basis that the upper storey alterations and additions are considered to have a negligible impact on the amenity of the surrounding properties and the additions are of a scale that is respectful of the original dwelling, the existing streetscape and the Plympton Precinct. The application is therefore recommended for approval subject to standard planning conditions.

11.3 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION TP050218

Cr White moved, seconded Cr Natale

That Council exercise its discretion in granting planning approval to vary:

- (i) Clause 5.1.3 - Lot Boundary Setback of the Residential Design Codes of WA to permit a southern lot boundary setback of less than 1.5 metres (ground floor) for the garage addition;**
- (ii) Clause 5.4.2 – Solar Access for Adjoining Sites of the Residential Design Codes of WA to permit overshadowing on the adjoining site to exceed 25% of the site area;**
- (iii) Clause 5.1.6 Building Height of the Residential Design Codes to allow an external wall height to exceed 6.0 metres; and**
- (iv) Clause 3.7.8.3 of the Residential Design Guidelines 2016 to permit a roof pitch and form of less than 28°,**

for additions and alterations to the existing dwelling at No. 78 (Lot 356) King Street, East Fremantle, in accordance with the plans date stamped received 26 October 2017, subject to the following conditions:

- (1) If requested by Council within the first two years following installation, the metal roofing to be treated to reduce reflectivity. The treatment to be to the satisfaction of the Chief Executive Officer in consultation with relevant officers and all associated costs to be borne by the owner.
- (2) All parapet walls are to be of a suitable material to the adjacent property face by way of agreement between the property owners and at the applicant's expense and to the satisfaction of the Chief Executive Officer. The details of the finish of the parapet wall are to be indicated on the plans submitted with the Building Permit application.
- (3) The works are to be constructed in conformity with the drawings and written information accompanying the application for planning approval other than where varied in compliance with the conditions of this planning approval or with Council's further approval.
- (4) The proposed works are not to be commenced until Council has received an application for a Building Permit and the Building Permit issued in compliance with the conditions of this planning approval unless otherwise amended by Council.
- (5) The proposed alterations and additions are not to be occupied until all conditions attached to this planning approval have been finalised to the satisfaction of the Chief Executive Officer in consultation with relevant officers.
- (6) With regard to the plans submitted with respect to the Building Permit application, changes are not to be made in respect of the plans which have received planning approval, without those changes being specifically marked for Council's attention.
- (7) All storm water is to be disposed of on site, an interceptor channel installed if required and a drainage plan be submitted to the satisfaction of the Chief Executive Officer in consultation with the Building Surveyor prior to the issue of a Building Permit.
- (8) All introduced filling of earth to the lot or excavated cutting into the existing ground level of the lot, either temporary or permanent, shall be adequately controlled to prevent damage to structures on adjoining lots or in the case of fill, not be allowed to encroach beyond the lot boundaries. This shall be in the form of structurally adequate retaining walls and/or sloping of fill at the natural angle of repose and/or another method as approved by the Town of East Fremantle.
- (9) Where this development requires that any facility or service within a street verge (street trees, footpath, crossover, light pole, drainage point or similar) is to be removed, modified or relocated then such works must be approved by Council and if approved, the total cost to be borne by the applicant. Council must act reasonably and not refuse any reasonable proposal for the removal, modification or relocation of such facilities or services (including, without limitation any works associated with the proposal) which are required by another statutory or public authority.
- (10) This planning approval to remain valid for a period of 24 months from date of this approval.

Footnote:

The following are not conditions but notes of advice to the applicant/owner:

- (vii) *This decision does not include acknowledgement or approval of any unauthorised development which may be on the site.*
- (viii) *A copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.*



- (iii) It is recommended that the applicant provides a Structural Engineer's dilapidation report, at the applicant's expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with Council and one copy should be given to the owner of any affected property.**
- (iv) All noise levels produced by the construction of the development are to comply with the provisions of the Environmental Protection (Noise) Regulations 1997 (as amended).**
- (v) Matters relating to dividing fences are subject to the Dividing Fences Act 1961.**
- (vi) Under the Environmental Protection (Noise) Regulations 1997, the noise from an air-conditioner must meet assigned allowable noise levels at all times. The Environmental Protection Act 1986 sets penalties for non-compliance with the Regulations and the installer of a noisy air-conditioner can face penalties of up to \$5,000 under Section 80 of the Act. Refer to Department of Environmental Protection document – "An Installers Guide to Air Conditioner Noise".**

(CARRIED UNANIMOUSLY)

Note:

As 4 Committee members voted in favour of the Reporting Officer's recommendation, pursuant to Council's decision regarding delegated decision making made on 20 June 2017 this application deemed determined, on behalf of Council, under delegated authority.

UNCONFIRMED

12. REPORTS OF OFFICERS (COUNCIL DECISION)**12.1 Final Adoption of Local Planning Policy No. 3.1.7 - Percent for Public Art**

File ref	C/POL1
Prepared by	Christine Catchpole, Senior Planning Officer
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Meeting Date	20 February 2018
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	1. Policy No. 3.1.7 - Percent for Public Art

Purpose

The purpose of this report is for Council to consider Policy No. 3.1.7 Percent for Public Art for final adoption following advertising.

Executive Summary

The preparation of a draft Percent for Public Art Policy provides the statutory provisions to guide and enforce conditions of development approval requiring the provision of public art. It is proposed under the Policy that no less than 1% of the construction value of development be attributed towards the provision of public art either on or near the site. The draft Policy is applicable to applications for residential (for 15 or more multiple dwellings), commercial, non-residential and mixed use developments where the construction value is \$3 million or more until the construction cost reaches \$100 million and then the contribution rate is set at 0.75%. The provision of public art may either be provided in-kind by the developer on-site or within the adjacent public realm and/or as a cash-in-lieu contribution to the Town for the provision of public art in the immediate locality.

The Policy outlines the standards for public art works, acceptable forms of and exclusion to public art, approval processes, expenditure of cash in lieu of public art funds, copyright and ownership of public art, decommissioning of artwork and public art report guidelines. The proposed Policy will ensure that developers/applicants have a clear outline of what is required in relation to percent for public art contributions in all applicable developments in the Town and the manner in which the public art reports will be assessed and determined.

A Public Art Panel will then oversee and make recommendations to the Council, amongst other things, on matters related to the assessment and determination of the suitability of percent for public art proposals submitted in accordance with the Town's Percent for Public Art Policy.

The attached Policy has been developed to support the Public Art Strategy (adopted 18 September 2017) and to provide a clear process and reference for developers and applicants in relation to percent for public art contributions in proposed developments.

The Policy was adopted for advertising by Council at its meeting of 21 November 2017 and advertised in *The Fremantle Gazette* from 28 November to 20 December 2017, on the Town's website and Facebook page and a copy of the Policy was made available at the Town's administration office. No submissions were received. The *Local Planning Schemes Regulations 2015* requires that Council review the proposed Policy in the light of any submissions made and resolve to proceed with the policy without modification as there were no issues raised by the community or subsequent to advertising of the Policy.

It is therefore recommended that Council proceed with Local Planning Policy 3.1.7 – Percent for Public Art and publish a notice to this effect in a newspaper circulating in the Planning Scheme Area.

Background

At the November 2017 Council meeting, Council resolved to advertise the Percent for Public Art Policy for public comment for a period of 21 days.

Consultation

Policy 3.1.7 was advertised for a period of 21 days from 28 November to 20 December 2017. Advertisements were placed in the following:

- The Fremantle Gazette;
- Town of East Fremantle Website;
- Town of East Fremantle Facebook page; and
- A copy of the Policy made available at the Town's Administration office.

No submissions were received.

Statutory Environment

Nil

Policy Implications

This is a new Policy.

Financial Implications

Nil

Strategic Implications

The Town of East Fremantle Strategic Community Plan 2017 – 2027 states as follows:

Strategic Priority 1: Social - A socially connected, inclusive and safe community.

1.3 Strong community connection within a safe and vibrant lifestyle

1.3.1 Partner and educate to build a strong sense of community safety

1.3.2 Facilitate opportunities for people to develop community connections and foster local pride

1.3.3 Enrich identity, culture and heritage through programs, events and celebrations

1.3.4 Facilitate community group capacity building

Strategic Priority 3: Built Environment - Accessible well planned built landscapes which are in balance with the Town's unique heritage and open spaces.

3.2 Maintaining and enhancing the Town's character

3.2.1 Ensure appropriate planning policies to protect the Town's existing built form

Site Inspection

Not applicable

Comment

The Percent for Public Art Policy will formalise mechanisms for collecting public art contributions (up to a value of 1% of the construction value for developments \$3 million or more and 0.75% of construction value for developments over \$100 million) from developers for residential (15 or more multiple dwellings), commercial, non-residential and mixed use developments.

The Policy provides general guidance on the provision of public art, as opposed to providing detailed direction relating to the nature of public art, or the selection of specific art works or design concepts for

particular areas within the Town. This is managed under the Public Art Strategy and Public Art Policy also recently adopted by the Council.

The Percent for Public Art contribution may be provided in-kind by the developer for either public art installed on-site or within the adjacent public realm, and/or as a cash-in-lieu contribution to the Town for public art.

The Policy also outlines:

- definitions for public art, construction value and professional artist;
- the general standards for public art works;
- forms of public art acceptable and exclusions to public art;
- the approval process for public art contributions;
- the collection and expenditure of cash-in-lieu for public art;
- copyright and ownership of public art, as well as the moral rights of artists and acknowledgement of their artwork;
- decommissioning of public artwork; and
- public art report guidelines where the public art is to be provided in-kind by the developer.

The proposed Policy will ensure that developers/applicants have a clear outline of what is required in relation to Percent for Public Art contributions in all applicable developments in the Town.

Policy 4.1.5 - Public Art Panel was adopted by Council on 17 October 2017 and will enable the formation of a Public Art Panel. The Percent for Public Art Policy therefore also contains provisions which provide a clear indication to applicants as to the manner in which public art reports will be assessed and determined by the Public Art Panel and the timeframe for decision-making.

The Public Art Panel (advertised in January 2018 and yet to be appointed) will oversee and make recommendations to the Council on matters relating to the strategic direction, policy and public program matters of the Town of East Fremantle Public Art Strategy; the development of public art project briefs; the deaccession, relocation, removal and disposal of public artworks; and to assess and determine the suitability of percent for public art proposals submitted in accordance with the Town's Percent for Public Art Policy. They will also consider the recommendations of specialist selection panels and assess the implementation of the public art annual action plan.

Advertising of Percent for Public Art Policy

After the expiry of the period within which submissions may be made the Council must:

- review the proposed policy in the light of any submissions made; and
- resolve to:
 - (i) proceed with the policy without modification; or
 - (ii) proceed with the policy with modification; or
 - (iii) not to proceed with the policy.

If the Council resolves to proceed with the Policy, a notice of the Policy must be published in a newspaper circulating in the Planning Scheme area. The Policy has effect from the date of publication of the newspaper notice.

Given there were no submissions on the Policy to be considered and there are no further modifications to the Policy required, it is recommended that Council proceed with Local Planning Policy 3.1.7 – Percent for Public Art and publish a notice to this effect in a newspaper circulating in the Planning Scheme Area.

12.1 OFFICER RECOMMENDATION/COMMITTEE RECOMMENDATION TP060218

Cr Natale moved, seconded Cr White

That Council:

- (1) In accordance with Schedule 2, Part 4, cl. 3 of the Planning and Development (Local Planning Schemes) Regulations 2015 proceed with Local Planning Policy No. 3.1.7 - Percent for Art without modification as attached; and
- (2) In accordance with Schedule 2, Part 4, cl. 4 of the Planning and Development (Local Planning Schemes) Regulations 2015, publish a notice of adoption of Local Planning Policy No. 3.1.7 – Percent for Public Art in a newspaper circulating in the Planning Scheme area.

(CARRIED UNANIMOUSLY)

13. MATTERS BEHIND CLOSED DOORS

Nil.

14. CLOSURE OF MEETING

There being no further business, the Presiding Member declared the meeting closed at 7:30pm.

I hereby certify that the Minutes of the ordinary meeting of the Town Planning & Building Committee of the Town of East Fremantle, held on 6 February 2018, Minute Book reference 1. to 14 were confirmed at the meeting of the Committee on:

.....

Presiding Member

12. REPORTS

12.1 PLANNING REPORTS

12.1.1 Final Adoption of Local Planning Policy No. 3.1.7 - Percent for Public Art

File ref	C/POL1
Prepared by	Christine Catchpole, Senior Planning Officer
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Meeting Date:	20 February 2018
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	1. Policy No. 3.1.7 - Percent for Public Art

Purpose

For Council to consider the Town Planning Committee (TPC) recommendation (Resolution TP060218) to adopt the Draft LPP No 3.1.7 – Percent for Public Art as outlined in the Report contained within the TPC minutes (Agenda Item 11.1 Attachment 1).

Executive Summary

The Town Planning Committee at its meeting on 6 February 2018 recommended adopting the officer's recommendation to adopt this draft policy.

(Refer to Town Planning & Building Committee minutes (pp 44-47) to view the full report and Resolution.)

This matter has been referred to Council as the Town Planning Committee does not have delegated authority to determine matters of a strategic nature.

12.1.1 OFFICER RECOMMENDATION

That Council:

- 1. in accordance with Schedule 2, Part 4, cl. 3 of the Planning and Development (Local Planning Schemes) Regulations 2015 proceed with Local Planning Policy No. 3.1.7 - Percent for Art without modification as attached; and**
- 2. in accordance with Schedule 2, Part 4, cl. 4 of the Planning and Development (Local Planning Schemes) Regulations 2015, publish a notice of adoption of Local Planning Policy No. 3.1.7 – Percent for Public Art in a newspaper circulating in the Planning Scheme area.**

Local Planning Policy - Percent for Public Art

Policy Number:	
Type:	
Legislation:	
Procedure:	
Delegation:	
Other Related Document:	Public Art Strategy; Public Art Panel 4.1.5; Public Art Policy 4.2.5

Objective

The objectives of the Percent for Public Art Policy are:

- to contribute to a sense of place;
- to enhance public enjoyment and understanding of places;
- to create local landmarks;
- to make streets, open spaces, and buildings more distinctive; and
- to develop public art that captures the spirit of East Fremantle, is responsive to East Fremantle's distinct domains and considers the foreshore as a natural destination to explore.

Policy Scope

This policy applies to all new developments within the Town of East Fremantle including multiple dwellings comprising fifteen or more dwellings, mixed use, commercial and non-residential developments, with an estimated construction cost of three million dollars or greater.

The policy details the requirements for public art contributions as part of a development proposal and provides performance standards to guide the provision of public art and assessment of development applications that include public art.

Applicants are encouraged to contact the Town of East Fremantle as early as possible to discuss options for the provision of public art in their development.

Any development proposals requiring planning approval of a construction value greater than AUD\$3,000,000 will be required to provide public art under this policy.

The public art contribution is set at a contribution rate of 1% of the construction cost* until the construction cost reaches \$100,000,000 and then the contribution rate is set at 0.75%.

Developments excluded from this requirement to contribute are as follows:

- demolition;
- single residential developments;
- group dwelling developments;
- multiple dwellings less than fifteen dwellings;

- State and Federal projects where an equivalent public art contribution policy is applied; and
- heritage works.

*For the purpose of the Policy “construction cost” means the estimated cost of the equipment, financing services and utilities that are required to carry out a development but does not include the cost of land acquisition. The Council will generally accept this to be the same as the estimated cost of the development stated by the applicant on the Building Permit application. This does not include GST.

Policy

Section 1: Background

1.1 Form of Percent for Public Art Contribution

On submission of a development approval application the applicant must nominate the way in which the public art contribution will be met for the consideration of the Town of East Fremantle Public Art Panel (the Panel).

Following the consideration of the public art proposal by the Panel and at the discretion of the Council the proponent will meet their public art contribution in one or more of the following ways:

- (i) by established public art ‘on-site’ as a component of their development;
- (ii) by providing public art in the vicinity of the site in the public realm; and/or
- (iii) by providing cash in lieu for the provision of public art as identified in the Public Art Strategy to the amount specified within the development approval condition.

In some cases, the cash-in-lieu contribution may be required by the Council as a condition of planning approval.

1.2 Public Art Delivery Guidance

Within the development or on public land within the vicinity of the development (the location to be determined by the Panel) as outlined in the Public Art Strategy.

The expenditure of cash in lieu will be undertaken as soon as practically possible and the artwork will carry a plaque indicating the source of the contributions.

Section 2: Approval Process

2.1 Approval Process

2.1.1 Town of East Fremantle Public Art Panel

- The Council will appoint a Town of East Fremantle Public Art Panel as per the Public Art Panel Policy No. 4.1.5.
- Where Council determines that the proponent will provide the public art, the proponent shall submit a Public Art Report to the Town which addresses the criteria outlined under Clause 3.1 of this Policy.

- The Public Art Report will be submitted with the development application.
- All of the documentation contained in the Public Art Report is to be submitted to the Public Art Panel for consideration and approval.
- The Public Art Report will be required to be considered by the Public Art Panel prior to the lodgement of a Building Permit application for the given development.
- The Public Art Report will be considered by the Public Art Panel and the proponent will be notified of its approval or refusal no later than 60 days from the date of submission (or such other period agreed by the proponent). If modifications are required, the Public Art Panel will liaise with the proponent prior to making any final decision on the proposal.
- Where it has been determined under this Policy that the proponent will provide the public art contribution, and the Public Art Panel considers that the Public Art Report fails to meet the objectives and criteria outlined in this policy, the proponent may be directed to provide more detailed plans, modifications to plans or provide a cash-in-lieu contribution.
- Council may apply further conditions regarding the proposed public artworks on the original development approval.
- Public art in fulfilment of a condition of planning approval shall not require a further development application. Where the public art entails structural elements a building permit application will be required.
- The proponent will be required to forward copies of the artist's contract, maintenance schedule and artist contact details to the Town at the commencement of the art project.
- Where provided by the proponent, the public art must be installed prior to the issue of an Occupancy Permit.
- Where development does not proceed within the timeframe for which planning approval is granted (24 months), the requirement for public art will no longer apply unless an extension of the development approval has been granted by the Responsible Authority.

2.1.2 Cash-in-lieu Contribution

Collection and expenditure of cash-in-lieu for public art

- Cash-in-lieu shall be paid into Council's Arts & Sculpture Reserve.
- Contributions within a domain area may be accrued in the Arts & Sculpture Reserve, for larger public art projects.
- Where applicable, the Town is to have received the cash-in-lieu contribution prior to the issue of an Occupancy Permit.
- Funds are to only be expended on public art located on public land within the vicinity of the development (for instance adjacent to the site or within the Town Centre) unless otherwise agreed between the applicant and the Council.
- Cash-in-lieu funds may be accrued for more comprehensive public art projects as determined by the Town.
- Cash-in-lieu funds may be used towards maintenance of public artworks.
- Funds will be refunded to the owner/applicant in the event the development does not proceed.

2.2 Initiation

Applicants are required to contact the Town for information about the appropriate approval processes. If the Town determines that an applicant is to develop a public artwork on site, then the applicant must engage a Public Art Consultant at the earliest opportunity.

2.3 Development Approval Application

The applicant must submit a Public Art Report to the satisfaction of the Town with the Development Approval application.

The Public Art Report will be assessed by the Town against this policy, the Public Art Policy, and the Public Art Strategy and any other statutory provisions that may be required.

Alternatively, where the applicant elects, and the Council agrees, the public art contribution may be satisfied by cash-in-lieu.

2.4 Prior to Occupancy

Prior to issue of an Occupancy Permit, the applicant must submit proof of a Section 70A Notification under the Land Administration Act being registered on the Certificate of Title, in accordance with Section 3.3 (PS.9)

Section 3: Development Approval Requirements

Development applications for public art must clearly demonstrate that the proposal meets the Performance Standards for Development Approval (see Section 3.3 of the Policy) and any other statutory provisions that may apply, including:

- the objectives of this policy;
- other development policies; and
- and design or development guidelines that may apply to the site.

3.1 Development Application Submission Requirements

A Public Art Report for all proposed artworks is to be prepared and submitted with the Development Application to ensure public art is integrated into a public place, development site or building design.

The Public Art Report must be prepared by a Public Art Consultant or Artist and will include:

- (i) Details of the artist's qualification, experience and suitability to the project;
- (ii) Design documentation - including research, concept development and a detailed statement addressing compliance with this Policy for Public Art Policy, Public Art Policy and Public Art Strategy;
- (iii) Detailed plans of the public art. Plans are to be to scale and include dimensions, materials, colours and installation details;
- (iv) Plans showing location of proposed public art;
- (v) Details of cost calculations including construction cost and the public art contributions costs, in accordance with this Policy;
- (vi) For public art to be located on or over the public land, written consent of the landowner and/or authority with management control of the land; and

- (vii) Details of requirements and written consent from the artist for any ongoing operational details, care and/or maintenance of the artwork by the owner or the Town.

3.2 Structure Plan Submission Requirements

For large scale development projects, such as those requiring a Structure Plan, a Public Art Strategy is required to be prepared by a Public Art Consultant, outlining the themes, locations and installation staging of artwork across the development site/s.

3.3 Performance Standards for Development Approval

- PS1.** Where it is determined that the applicant will commission a public artwork, the artwork is to be located within the lot boundaries of the development site.
- PS2.** The artwork is to be designed and created by a professional artist (refer to definitions).
- PS3.** The artwork must be clearly visible from, or located in, the public realm.
- PS4.** The artwork must contribute to an attractive, stimulating environment and not detract from the amenity, safety or function of the public realm.
- PS5.** The artwork is original and of high aesthetic quality.
- PS6.** The artwork is permanent (i.e. for the life of the artwork stated in the maintenance Report) durable and easy to maintain.
- PS7.** The artwork is consistent with any applicable public art policy or strategy prepared or approved by the Town of East Fremantle for the relevant project area or domain.
- PS8.** A plaque or similar identifier is to be installed on, or near the public art which details the artist's name, name of the installation and date of the installation.
- PS9.** A notification pursuant to Section 70A of the Transfer of Land Act is to be lodged against the Certificate of Title to the land on which the public art is located to make the proprietors and prospective purchasers aware of the requirements to maintain the public art, in accordance with Section 3.4 of this Policy.

3.4 Maintenance

The applicant and any subsequent owner/s of the development are required to fully maintain the artwork to the satisfaction of the Council. The artwork must be kept safe and in good condition, for the life stated in the Maintenance Report.

The applicant/s (and any subsequent owners) of the subject development are to comply with any reasonable request by the Council.

3.5 Infringement and complaints

The Town may act:

- where the artwork has become unsafe, damaged, “tagged” with graffiti or vandalised or irreparable;
- to allow future works in the public place; or
- where the artwork is not being maintained to the satisfaction of the Town.

If the applicant/owner fails to comply, the Town in its absolute discretion, after giving the owner of the artwork twenty-eight (28) days’ notice in writing of the Town’s intention to do so, and the owner failing to comply with the requirements of the notice, may carry out the requirements of the notice. This may include the removal of the art work from the site for either cleaning, repairing, storing, relocating permanently or temporarily, selling or otherwise disposing of the art work.

The Town may recover any costs associated with such works from the applicant/owner.

Section 4: Related Policies and Plans

Interpretation and implementation of this Policy is in accordance with the Town of East Fremantle documents as outlined below.

- Town of East Fremantle Public Art Strategy
- Town of East Fremantle Public Art Policy 4.2.5
- Town of East Fremantle Public Art Panel Policy 4.1.5

Other Related Policies or Plans

- Town of East Fremantle Strategic Community Plan 2017-2027

Section 5: Definitions

Definitions

Public Art

For the purposes of this Policy, public art is defined as a work of art that is created by an artist, sited in a visually accessible public location. Public art can include (but is not limited to):

- *the artistic treatment of functional equipment such as bike racks, benches, fountains, playground equipment, light posts or shade structures which are unique;*
- *landscape art enhancements such as walkways, bridges or art features within a public garden;*
- *murals, tiles and mosaics covering walls, floors and walkways; and*
- *sculptures, free-standing or incorporated as an integral element of a building’s design, paintings, pictures and photographic works.*

Public art does not include:

- *business logos;*
- *advertising signage;*
- *art objects which are mass produced or off the-shelf reproductions; and*
- *landscaping or architectural features which are considered by the Council to be normally integrated into the building or development.*

Definitions

For an extended list of detailed definitions please refer to the Appendices.

Responsible Directorate:	Planning
Reviewing Officer:	Executive Manager Regulatory Services
Decision making Authority:	Council
Policy Adopted:	
Policy Amended:	
Next Review Date:	

Appendices

A. Types of public art

The descriptors that follow indicate the diversity of approaches to public art projects.

Ephemeral Artworks: those works that are short lived, based on a specific occasion or event and are transitory in nature. Ephemeral art describes projects that may be environmental, lighting or projection where there is no physical artwork created. The term also applies to physical works in non-permanent materials such as natural found materials that degrade as part of the art process.

Functional Artworks: where the primary purpose of the element is utilitarian such as seating, lighting, bollards, rubbish bins, bike racks, shelters and paving. These can vary in form, scale or quantity, dependent on the location. Functional works can reinforce a design aesthetic or thematic concern and be playful, delightful or sophisticated.

Ground Plane Artworks: form part of the ground in a public setting and may be experienced as carved/shaped paving elements, metal relief elements, toughened glass panels and ceramic or mosaic inserts, amongst others. Ground plane works are designed to be viewed closely by pedestrians in the space, potentially slowing their movement through the area and creating the opportunity for an intimate and personal engagement between the work and the viewer. Ground Plane works are useful as a way finding tool.

Iconic Artworks: a significant, freestanding work, where the approach is largely independent of other considerations.

Integrated Artworks: works that are fully incorporated within the design of the built or natural environment.

Interactive Artworks: are works that are designed to encourage a tactile response.

Interpretive Artworks: where the primary purpose of the artwork is to tell a story, describe, educate or comment on an issue, event or situation.

Intervention Artworks: provoke an idea or thought or an element of surprise often in an unexpected location.

Landmark Artworks: could be considered a signature or icon for a city. Large in scale or ambitious in concept, such works tend to be major stand-alone commissions and not part of a capital works project.

Medium Scale/Human Scale Artworks: are artworks approximately the size of an average person. These artworks are easily interacted with and are accessible to pedestrians.

Memorial: a structure, sculpture or other object erected to commemorate a person or an event.

Nodal Artwork: an artwork that comprises of a series of component parts and a central focus element.

Site Specific Artworks: designed specifically for and responding to a particular site through scale, material, form or concept.

Permanent Artworks: refers to public art with a lifespan of at least twenty years.

Plaque: a flat tablet or sign, affixed to an object, building or pavement, of metal, stone or other appropriate material, which may include text and/or images in order to provide interpretive information. Plaques may identify an artwork, commemorate a person, place, object or an event and/or provide historical text or information relevant to its location.

Street Art: may include spray or aerosol art, stencils, sticker art, paste-ups (wheat pasting and poster art), video projection, art interventions, guerrilla art, flash-mobbing and installations.

Temporary Artwork: refers to artwork that is made to last for a specific duration for example, one week or one year. This may include one off or scheduled events such as outdoor exhibitions or installations. The dynamic nature of temporary works are an important place activation tool.

Textural Artworks: are small in scale, often items of architectural, streetscape and landscape detail, which contributes to the local character of a place.

Transition Artworks: provide an element that links one space to another such as an internal to an external public space or a hardscaped space to a landscaped space.

B. Definitions

Artist

A professional visual artist can be defined as a person who fits into at least two of the following categories:

- a person who has a tertiary qualification in the visual arts, or when the brief calls for it, other art forms such as multimedia;
- a person who has a track record of exhibiting their artwork at reputable art galleries that sells the work of professional artists;
- a person whose work is represented in major public or private collections; and
- a person who earns more than 50% of their income from arts related activities, such as teaching, selling artwork or undertaking public art commissions. In some cases, this definition may be relaxed where it may be specified for a particular project.

For example, a project involving emerging artists, Indigenous artists, students or street/graffiti artists.

Artist Fees

That portion of the art project budget reserved for payment to the artist for his/her creative services for design, fabrication, and/or project management services.

Artwork or Work of Art

Any work or object designed by an Artist.

Collection Management

The administration and management of an Art Collection. This encompasses the management of collection records both electronic and hard copy, the database, catalogues, inventories and condition assessments, maintenance and conservation programs, accession of new acquisitions and overseeing the deaccession, disposal or relocation of public artwork.

Community Art

A process where the community initiates or participates in the art project.

Contemporary Art

Artwork created in the present day that engages with issues relevant to its time or uses materials and processes that are at the forefront of arts practice.

Hand-over

The transfer of ownership of an artwork from one party to another. This includes the transfer of legal title and the supplying of the Maintenance Manual and other associated contractual documents.

Maintenance Manual

Those forms completed by the artist detailing the maintenance and technical information for the completed artwork.

Public Art

Public art is a work of art that is created by an artist, sited in a visually accessible public location. Public art can include (but is not limited to):

- the artistic treatment of functional equipment such as bike racks, benches, fountains, playground equipment, light posts or shade structures which are unique;

- landscape art enhancements such as walkways, bridges or art features within a garden;
- murals, tiles and mosaics covering walls, floors and walkways; and
- sculptures, free-standing or incorporated as an integral element of a building's design, paintings, pictures and photographic works.

Public art does not include:

- business logos;
- advertising signage;
- art objects which are mass produced or off the-shelf reproductions; and
- landscaping or architectural features which would normally be integrated into the building or development.

Public Art Maintenance & Conservation Program

The coordinated administration of regular treatments, professional conservation and repairs to works in an Art Collection to maintain their integrity.

Public Art Consultant

A professional specialising in public art, engaged to provide expert advice or project management.

Public Art Project Manager

A professional employee or contractor responsible for the planning, execution, contract management and close-out of the public art project.

12.2 FINANCE REPORTS

12.2.1 Monthly Financial Activity Statement 31 December 2017

File ref	F/FNS2
Prepared by	Terry Paparone, Manager Administration and Finance
Supervised by	David Taylor, Executive Manager Corp. and Comm. Services
Meeting Date:	20 February 2018
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	1. Monthly Financial Activity Statement for December 2017

Purpose

For Council to receive the Monthly Financial Activity Statement.

Executive Summary

To provide timely financial information to elected members including regular review of the current forecast. This statement compares actual performance against budget estimates, and summarises operating and capital results in accordance with statutory requirements.

Staff recommend that Council receives the Financial Activity Statement for the period ending 31 December 2017.

Background

The report comprises the monthly financial results with commentary focusing on comparisons to the year to date budget position.

The monthly Financial Activity Statement for the period ending 31 December 2017 is appended and includes the following:

- Financial Activity Statement
- Notes to the Financial Activity Statement including schedules of investments, rating information and debts written off.
- Capital expenditure Report

The attached Financial Activity Statements are prepared in accordance with the amended Local Government (Financial Management) Regulations 1996; together with supporting material to provide Council with easy to understand financial information covering activities undertaken during the financial year.

Consultation

Nil.

Statutory Environment

Local Government Act 1995 (As amended)

Local Government (Financial Management) Regulations 1996 (As amended)

Policy Implications

Significant accounting policies are adopted by Council on an annual basis. These policies are used in the preparation of the statutory reports submitted to Council.

Financial Implications

The December 2017 Financial Activity Statement shows variances in income and expenditure when compared with year to date draft budget estimates.

There are no proposed changes to the current budget forecast.

All amounts quoted in this report are exclusive of GST.

Strategic Implications

The Town of East Fremantle Strategic Community Plan 2017 – 2027 states as follows:

STRATEGIC PRIORITY 5: Leadership and Governance

A proactive, approachable Council which values community consultation, transparency and accountability.

Site Inspection

Not applicable

Comment

The following is a summary of information on the attached financial reports:

Revised Budget Forecast

The current budget forecast for the 30 June 2018 indicates a breakeven of \$0 which is not represented by any change to date.

Operating YTD Actuals (compared to the YTD Budget)

The December 2017 Financial Activity Statement shows variances in income and expenditure when compared with year to date current budget estimates.

Operating Revenue 100%; is \$7,000 less than the YTD budget. (Unfavourable)

Operating Expenditure 80%; is \$1,258,000 less than the YTD budget. (Favourable)

After non-cash adjustments, the total operating cash forecast is \$1,384,000 more than the YTD budget (Favourable).

Operating Revenue is on budget.

The significant areas of favourable variations for operating revenue include:

- *General Purpose Funding*
There are favourable year to date budget timing variances for; Interim Rates \$48,000, Rates Instalment Administration fees \$28,000 and Rates Instalment Interest Charges \$20,000 which will be monitored.
 - *Recreation & Culture*
-

The East Fremantle Festival has a favourable year to date budget timing variance amounting to \$20,000 which is attributable to the Lotterywest Grant having been received earlier than anticipated.

- *Transport*

The Roads to Recovery Grant has a favourable year to date budget timing variance amounting to \$69,000 which will be offset in January.

The significant areas of unfavourable variations for operating revenue include:

- *Recreation & Culture*

The Riverside Road Mooring Pens has an unfavourable year to date budget timing variance amounting to \$33,000 which is attributable to nine mooring pens being vacant as at the date of this report. Ongoing advertising regarding the availability of mooring pens will continue.

The Swan Yacht Club Self Supporting Loan Repayments has an unfavourable year to date budget timing variance amounting to \$33,000 which is attributable to the loan not being utilised.

- *Transport*

The Launching Ramp Parking Fees has an unfavourable year to date budget timing variance amounting to \$25,000 which is mainly due to seasonal factors. The account will be monitored.

Operating Expenditure is 20% Favourable to the year to date budget.

The significant areas of favourable variations for operating expenditure include:

- *Governance*

Communications, Advocacy and Public Relations has a favourable year to date budget timing variance amounting to \$63,000 as the projects are in their early stages.

Employee Costs has a favourable year to date budget timing variance amounting to \$79,000 which will be monitored.

- *Education & Welfare*

There are favourable year to date budget timing variances for; HACC Salaries \$63,000 and HACC Service Unit Assessment \$26,000 which will be monitored.

- *Community Amenities*

There are favourable year to date budget timing variances for; Domestic Refuse Collection \$34,000, City of Cockburn Tip Disposal Fees \$20,000, Annual Bulk and Green Waste \$26,000, SMRC Waste Composting Facility \$105,000, SMRC Materials Recovery \$31,000 and SMRC Capital Loan Annual Repayment \$31,000, which is mainly due to invoices received/paid in the following month.

Town Planning Salaries has a favourable year to date budget timing variance amounting to \$20,000 which will be offset during the year.

- *Recreation & Culture*

East Fremantle Oval has a favourable year to date budget timing variance amounting to \$48,000 which will be monitored.

The Swan Yacht Club has a favourable year to date budget timing variance amounting to \$565,000 which is attributable to the loan not being utilised at present.

- *Transport*

There are favourable year to date budget timing variances for: Road and Street Maintenance \$29,000 and Kerbing Maintenance \$41,000 which will be offset during the year.

Parking Facilities Employee Costs has a favourable year to date budget timing variance amounting to \$20,000 which will be offset during the year.

The Parking and Traffic Feasibility Study has a favourable year to date budget timing variance amounting to \$25,000 as the project has not commenced.

The significant areas of unfavourable variations for operating expenditure include:

- *Recreation & Culture*

Preston Point Reserve – East Fremantle Lacrosse ground has an unfavourable year to date budget timing variance amounting to \$24,000 which is mainly attributable to verti-mowing, top dressing and fertilising the ground which will be offset during the year.

- *Transport*

There are unfavourable year to date budget timing variances for: Verge Maintenance \$51,000, Street Cleaning \$35,000 and Street Tree Pruning \$26,000, which is mainly due to greater emphasis having been placed on these operations as at this time of the year.

All capital activities have been set forward in the budget so that they can be easily monitored in terms of progress.

The majority of Infrastructure projects commenced in November 2017.

Other details can be found in the attached notes to the financial activity statement.

Capital Programs YTD Progress Summaries

- Annual Timeline 50% of year elapsed
- Land & Buildings 57% expended
- Infrastructure Assets 22% expended
- Plant & Equipment 95% expended
- Furniture & Equipment 24% expended

Capital expenditure is \$2,553,000 less than the YTD budget (Favourable) which represents 57% of the capital programs to be completed.

12.2.1 OFFICER RECOMMENDATION

That Council receives the Financial Activity Statement for the period ending 31 December 2017.



TOWN OF EAST FREMANTLE
MONTHLY FINANCIAL ACTIVITY STATEMENT
FOR THE PERIOD 1 JULY 2017 TO 31 DECEMBER 2017

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TOWN OF EAST FREMANTLE



FINANCIAL ACTIVITY STATEMENT

For the Period 1 July to 31 December 2017

OPERATING	NOTE	ORIGINAL BUDGET	YTD BUDGET	YTD ACTUALS	YTD Variance	Variance
			\$	\$	%	\$
REVENUE/SOURCES						
General Purpose Funding		7,929,114	7,721,285	7,783,780	101%	62,495
Governance		13,200	10,592	27,965	264%	17,373
Law, Order, Public Safety		30,560	18,750	20,641	110%	1,891
Health		12,340	11,066	13,328	120%	2,262
Education and Welfare		904,040	493,915	514,540	104%	20,625
Housing		88,800	44,400	41,180	93%	(3,220)
Community Amenities		193,600	146,286	138,346	95%	(7,940)
Recreation and Culture		511,550	386,845	285,289	74%	(101,556)
Transport		431,785	187,788	233,698	124%	45,910
Economic Services		194,800	97,380	58,221	60%	(39,159)
Other Property and Services		30,300	15,144	9,898	65%	(5,246)
TOTAL OPERATING REVENUE		10,340,089	9,133,451	9,126,885	100%	(6,566)
EXPENDITURE/APPLICATIONS						
General Purpose Funding		(83,324)	(41,652)	(38,881)	93%	2,771
Governance		(1,090,031)	(514,248)	(476,496)	93%	37,752
Law, Order, Public Safety		(134,097)	(73,380)	(43,198)	59%	30,182
Health		(209,881)	(112,152)	(69,701)	62%	42,451
Education and Welfare		(1,336,370)	(682,944)	(551,915)	81%	131,029
Housing		(58,228)	(30,662)	(14,838)	48%	15,824
Community Amenities		(2,508,795)	(1,234,890)	(911,084)	74%	323,806
Recreation and Culture		(3,589,657)	(2,009,370)	(1,307,154)	65%	702,216
Transport		(2,697,702)	(1,347,517)	(1,362,962)	101%	(15,445)
Economic Services		(146,403)	(71,272)	(48,520)	68%	22,752
Other Property and Services		(159,239)	(113,124)	(148,540)	131%	(35,416)
TOTAL OPERATING EXPENDITURE		(12,013,727)	(6,231,211)	(4,973,289)	80%	1,257,922
Adjustments for non-cash items						
Depreciation on Assets		2,438,301	1,219,128	1,359,314	111%	140,186
(Profit)/Loss on Asset Disposals		(12,900)	(6,450)	(14,444)	224%	(7,994)
TOTAL NON-CASH ITEMS		2,425,401	1,212,678	1,344,869	111%	132,191
TOTAL OPERATING CASH POSITION		751,763	4,114,918	5,498,466	134%	1,383,548
CAPITAL REVENUE/EXPENSES						
Purchase Land & Buildings		(2,188,707)	(2,188,707)	(1,258,165)	57%	930,542
Purchase Infrastructure Assets		(1,820,792)	(1,820,792)	(406,791)	22%	1,414,001
Purchase Plant & Equipment		(181,850)	(181,850)	(172,332)	95%	9,519
Purchase Furniture & Equipment		(260,500)	(260,500)	(61,399)	24%	199,101
CAPITAL EXPENDITURE SUBTOTAL		(4,451,849)	(4,451,849)	(1,898,687)	43%	2,553,162
Proceeds from Disposal of Assets		54,181	54,181	52,455	97%	(1,726)
Repayment of Debentures		-	-	-	-	-
Proceeds from New Debentures		500,000	500,000	-	0%	-
Self-Supporting Loan Principal Income		-	-	-	-	-
Transfers to Restricted Assets		(259,082)	-	(23,587)	-	(23,587)
Transfers from Restricted Assets		2,040,262	-	-	-	-
Add: Net Current Assets 1 July 2017		1,364,725	1,364,725	1,386,955	102%	22,230
Net Current Assets YTD		0	1,581,975	5,015,601	317%	3,433,626

Monthly Report December 2017**Notes to the Financial Activity Statement****SUMMARY***Budget Forecast*

The Financial Activity Statement for the period ended 31 December 2017 indicates a balanced budget to 30 June 2018. The following analysis compares year to date variations against the forecast.

Operating YTD Actuals

Operating Revenue 100%; is \$7,000 less than the YTD budget (Unfavourable).

Operating Expenditure 80%; is \$1,258,000 less than the YTD budget (Favourable).

After non-cash adjustments, the total operating cash position is \$1,384,000 more than the YTD budget (Favourable).

Capital Programs YTD Progress

Land & Buildings 57% expended

Infrastructure Assets 22% expended

Plant and Equipment 95% expended

Furniture and Equipment 24% expended

Capital Expenditure is \$2,553,000 less than the YTD budget (Favourable), which is the value of uncompleted works.

Materiality in Financial Reporting

Material programme income and expenditure variance thresholds of either the greatest of 10% or \$10,000 are explained below and variances are reported to the nearest \$'000:

OPERATING REVENUE & EXPENDITURE**REVENUE – UNFAVOURABLE \$7,000**

There is a favourable YTD operating revenue variance, which is due to a combination of the following items:

GENERAL PURPOSE FUNDING – FAVOURABLE \$62,000**Rates**

There are favourable year to date budget timing variances for; Interim Rates \$48,000, Rates Instalment Administration fees \$28,000, Late Rates Payment Interest Penalty \$12,000 and Rates Instalment Interest Charges \$20,000 which will be monitored.

General Rates Levied has an unfavourable year to date budget timing variance amounting to \$19,000, which is mainly attributable to a rates valuation for a commercial property having been reduced.

Other General Purpose Funding

Interest on Investments for the Municipal account has an unfavourable year to date budget timing variance amounting to \$11,000 which will be monitored.

GOVERNANCE – FAVOURABLE \$17,000**General Administration**

Sundry Income has a favourable year to date budget timing variance amounting to \$16,000, which is mainly attributable to the transfer of Long Service Leave entitlements, which as per the Local Government Long Service Leave Regulations, are received from other Local Governments, for former and current employees. This account will be monitored.

EDUCATION & WELFARE – FAVOURABLE \$21,000**Care of Families & Children**

The Home and Community Care Program has a favourable year to date budget timing variance amounting to \$18,000, which is mainly attributable to a HACC Grant supplement which was received. The account should be offset during the year.

RECREATION & CULTURE – UNFAVOURABLE \$102,000**Swimming Areas/Beaches**

The Riverside Road Mooring Pen Fees has an unfavourable year to date budget timing variance amounting to \$33,000 which is attributable to nine mooring pens being vacant as at the date of this report. Ongoing advertising regarding the availability of mooring pens will continue. This account will be monitored.

Other Recreation & Sport

The Swan Yacht Club Self Supporting Loan Repayments has an unfavourable year to date budget timing variance amounting to \$33,000 which is attributable to the loan not being utilised at present.

The Riverside Road Kiosk Rental has an unfavourable year to date budget timing variance amounting to \$10,000 which will be monitored.

Other Culture

The East Fremantle Festival has a favourable year to date budget timing variance amounting to \$20,000 which is attributable to the Lotterywest Grant having been received earlier than anticipated.

TRANSPORT – FAVOURABLE \$46,000**Maintenance Streets, Roads & Bridges**

The Main Roads Direct Grant has an unfavourable year to date budget timing variance amounting to \$17,000 which will be offset during the year.

The Roads to Recovery Grant has a favourable year to date budget timing variance amounting to \$69,000 which will be offset in January.

Parking Facilities

Launching Ramp Parking fees has an unfavourable year to date budget timing variance amounting to \$25,000, which is mainly attributable to seasonal factors. The account will be monitored.

Fines Enforcement Recoverable has a favourable year to date budget timing variance amounting to \$13,000 which will be monitored.

ECONOMIC SERVICES – UNFAVOURABLE \$39,000**Building Control**

There are unfavourable year to date budget timing variances for; Building Permits \$13,000, BCITF Receipts \$16,000 and Building Services Levy \$11,000 which will be monitored.

EXPENDITURE – FAVOURABLE \$1,258,000

There is a favourable YTD operating expenditure variance which is due to a combination of the following items:

GOVERNANCE – FAVOURABLE \$38,000**Members of Council**

Communications, Advocacy and Public Relations has a favourable year to date budget timing variance amounting to \$63,000 as the projects are in their early stages.

General Administration

Employee Costs has a favourable year to date budget timing variance amounting to \$79,000 which will be monitored.

Consultants Strategic and Business Planning has an unfavourable year to date budget timing variance amounting to \$15,000 which will be offset during the year.

LAW, ORDER, AND PUBLIC SAFETY – FAVOURABLE \$30,000

The ESL on Council property has a favourable year to date budget timing variance amounting to \$12,000 which will be monitored.

HEALTH – FAVOURABLE \$42,000

Swimming Pool Inspection fees has a favourable year to date budget timing variance amounting to \$15,000 which will be monitored.

EDUCATION & WELFARE – FAVOURABLE \$131,000**Care of Families & Children**

There are favourable year to date budget timing variances for; HACC Salaries \$63,000 and HACC Service Unit Assessment \$26,000 which will be monitored.

HOUSING – FAVOURABLE \$16,000

Building Maintenance for the Allen Street Units has a favourable year to date budget timing variance amounting to \$16,000 which will be offset during the year.

COMMUNITY AMENITIES – FAVOURABLE \$324,000**Sanitation – Household Refuse**

There are favourable year to date budget timing variances for; Domestic and Commercial Recycling \$16,000, Domestic Refuse Collection \$34,000, City of Cockburn Tip Disposal Fees \$20,000, Annual Bulk and Green Waste \$26,000, SMRC Waste Composting Facility \$105,000, SMRC Materials Recovery \$31,000 and SMRC Capital Loan Annual Repayment \$31,000 which is mainly attributable to invoices received/paid in the following month.

Town Planning & Regional Development

Town Planning Salaries has a favourable year to date budget timing variance amounting to \$20,000 which will be offset during the year.

RECREATION & CULTURE – FAVOURABLE \$702,000**Other Recreation & Sport**

There are favourable year to date budget timing variances for; Merv Cowan Park \$16,000, Glasson Park \$13,000, John Tonkin Park \$13,000, River Stirling Bridge \$11,000 which are due to seasonal factors and will be offset during the year.

Preston Point Reserve – East Fremantle Lacrosse ground has an unfavourable year to date budget timing variance amounting to \$24,000 which is mainly attributable to verti-mowing, top dressing and fertilising the ground which will be offset during the year.

East Fremantle Oval has a favourable year to date budget timing variance amounting to \$48,000 which will be monitored.

Maintenance of Parks Equipment has an unfavourable year to date budget timing variance amounting to \$12,000 which will be monitored.

The Swan Yacht Club Loan Repayments has a favourable year to date budget timing variance amounting to \$565,000 which is attributable to the loan not being utilised at present.

TRANSPORT – UNFAVOURABLE \$15,000

Maintenance Streets, Roads & Bridges

There are unfavourable year to date budget timing variances for; Verge Maintenance \$51,000, Street Cleaning \$35,000 and Street Tree Pruning \$26,000, which is mainly due to greater emphasis having been placed on these operations as at this time of the year.

There are favourable year to date budget timing variances for; Road and Street Maintenance \$29,000, Tree Replacements \$18,000 and Kerbing Maintenance \$41,000, which will be offset during the year.

Parking Facilities

Employee Costs has a favourable year to date budget timing variance amounting to \$20,000 which will be offset during the year.

The Parking and Traffic Feasibility Study has a favourable year to date budget timing variance amounting to \$25,000 as the project has not commenced.

ECONOMIC SERVICES – FAVOURABLE \$23,000

Building Control

BCITF payments has a favourable year to date budget timing variance amounting to \$17,000 which will be monitored.

OTHER PROPERTY & SERVICES – UNFAVOURABLE \$35,000

Public Works Overheads expenditure is \$36,000 over year to date budget in total pooled costs, whilst the Recovery of Public Works Overheads is \$11,000 over year to date budget, based on labour hours.

Plant Operation Costs are \$32,000 under year to date budget, whilst the Recovery of Plant Operation costs is \$71,000 under year to date budget, based on plant hour usage volumes.

CAPITAL EXPENDITURE

There are favourable year to date Capital Expenditure timing variances of \$2,553,000 given that the works program is 43% completed.

Land & Buildings

Town Hall Remedial Works - Payments have been made to the following:

- Peter Hunt Architects for Stage 3 Design Development - Stage 4 - Construction Documents and Stage 5 - Tender Documents – Stage 6 - Commencement of on-site work.
- Steens Gray & Kelly Pty Ltd - Mechanical Design and Contract Documentation - Claims 6, 7, 8 and 9.
- Fire Designs Solutions - Engineering Report.
- BPA Engineering - Structural Consultancy
- Best Consultants - Electrical Design and Contract Documentation - Phase 3
- ICS Australia have been paid for year to date services as per Certificates 01, 02, 03, 04 and 05.

The Council contribution towards the Glyde-In Community Centre Art Shed project has been paid.

The Sumpton Green Playgroup verandah repairs have commenced.

Plant & Equipment

The Operations Supervisor's vehicle has been replaced.

The Mini Excavator with trailer has been replaced.

The Ride-on Mower has been replaced.

The Mitsubishi Canter truck has been replaced.

Furniture & Equipment

A deposit has been paid for the Town Hall furniture and a Samsung 55" screen has also been purchased.

One digital camera has been purchased.

The installation of the Town Hall AV equipment has been completed.

Infrastructure

The John Tonkin Interpretation Node Project (carpark) is progressing.

The John Tonkin Power Upgrade is progressing.

The Swimming Areas – Foreshore Erosion Control program is progressing.

The East Fremantle Oval "Ring Main" Irrigation Upgrade has been completed.

The East Fremantle Oval "Bore Pump" Irrigation Upgrade has been completed.

The Bi-Centennial Falls Retaining Walls project has commenced with the proposed slope and retaining wall inspection having been undertaken by the consultant.

The Merv Cowan Pedestrian Bridge repairs have been completed.

Footpath Renewal – Petra Street (slabs) – Fraser Street to View Terrace – Western side has commenced.

Footpath Renewal – Windsor Road – Canning Highway to Fraser Street – Eastern side has commenced.

Initial works to Road Resurfacing – Andrews Road have commenced.

Initial works to Road Resurfacing – Clayton Street have commenced.

Initial works to Road Resurfacing – Wolsely Road have commenced.

The New Town Entry Statement project has commenced with the East Fremantle Community Centre signage and Council logo having been installed.

SCHEDULE OF INVESTMENTS

Surplus funds are held in interest bearing term deposits. The General Purpose interest year-to-date budget for the Municipal and Reserve funds is \$68,000 compared to the actual interest received which amounts to \$49,000. The timing of interest received on investments is dependent on the placement and maturity dates of term deposits. Rate revenue received will be placed on investment as surplus funds and spread forward over various months to satisfy ongoing cash flow requirements. Interest earnings are reflected as investments mature.

The graph displays the mix of investments and how funds compare with the limits of the Town's Investment policy placement (Maximum 100% with AA rated and maximum 80% with A rated institutions).

Prior to placing investments, preference is given to competitive quotations from financial institutions that are deemed not to invest in or finance the fossil fuel industry where;

- a) the investment is compliant with Council's investment policy with regards to risk management guidelines, and
- b) the investment rate of return is favourable to Council relative to other investment quotations that may be on offer within a competitive environment.

For this period, we have been re- investing and spreading funds on terms between one and two months. What we have noticed when currently sourcing competitive quotes is that non-fossil fuel institutions tend to be more competitive on longer placements but are not as competitive on the shorter terms. Subject to cash flow requirements, we will be seeking a range of longer investment terms as investments mature.

TOWN OF EAST FREMANTLE
INVESTMENTS

DETAILS OF INVESTMENTS HELD AS AT 31 DECEMBER 2017

FINANCIAL INSTITUTION	STANDARD & POORS (LT) RATING	REF. NO	RATE %	PERIOD	INVESTMENT DATE	MATURITY DATE	MUNICIPAL FUND	TRUST FUND	RESERVE FUND	HIGHEST (LT) % RATE QUOTED-NON FOSSIL FUEL BANKS	MATURED INVEST.	INTEREST 17/18	COMMENTS
ANZ	AA-	977712247									\$501,261.33	\$1,261.33	General Account
BANKWEST	AA-	4607122									\$200,617.81	\$517.81	General Account
BANKWEST	AA-	4612256									\$753,277.19	\$3,277.19	General Account
BANKWEST	AA-	4634819									\$501,695.21	\$1,695.21	General Account
BANKWEST	AA-	4636049									\$501,571.92	\$2,506.17	General Account
BANKWEST	AA-	4667226	2.35	60	21-Dec-17	19-Feb-18	\$402,271.29			BOQ - 2.10% - S&P (BBB+)	\$2,271.29	\$2,271.29	General Account
BANKWEST	AA-	4663895	2.35	61	13-Dec-17	12-Feb-18	\$801,304.38			SUNCORP - 2.20% - S&P (A)	\$1,304.38	\$1,304.38	General Account
NAB	AA-	73659474	2.50	84	12-Oct-17	04-Jan-18	\$500,000.00			BOQ - 2.35% - S&P (BBB+)			General Account
NAB	AA-	817620116	2.44	84	16-Oct-17	08-Jan-18	\$400,000.00			BOQ - 2.40% - S&P (BBB+)			General Account
SUNCORP	A	4190384	2.37	58	15-Nov-17	12-Jan-18	\$500,000.00			BOQ - 2.10% - S&P (BBB+)			General Account
WESTPAC	AA-	36086035937									\$552,931.73	\$2,931.73	General Account
WESTPAC	AA-	36067614124									\$703,760.44	\$3,760.44	General Account
WESTPAC	AA-	36067614247									\$150,699.78	\$699.78	General Account
WESTPAC	AA-	35071192038									\$700,563.84	\$563.84	General Account
BANKWEST	AA-	4607116									\$1,290,280.82	\$5,280.82	Various Reserves
NAB	AA-	792654885	2.55	181	01-Sep-17	01-Mar-18			\$1,290,280.82	BOQ - 2.55% - S&P (BBB+)			Various Reserves
WESTPAC	AA-	36032581668	2.65	92	09-Oct-17	09-Jan-17			\$1,984,931.57	BOQ - 2.40% - S&P (BBB+)	\$18,306.32	\$18,306.32	Various Reserves
COMMONWEALTH BANK	AA-	169592	1.97	31	22-Dec-17	22-Jan-18			\$767,575.66	BOQ - 1.75% - S&P (BBB+)	\$7,078.65	\$7,078.65	Trust Account
VARIOUS							\$2,603,575.67	\$767,575.66	\$3,275,212.39		\$5,856,560.07	\$4,432.95	Interest set off/Trans.in

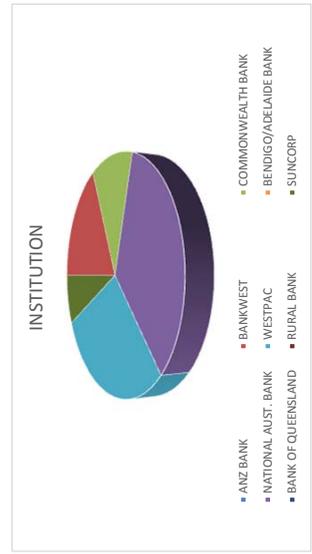
General A/c Maturity Dates:

(1)	04-Jan-18	\$500,000.00
(1)	08-Jan-18	\$400,000.00
(1)	12-Jan-18	\$500,000.00
(1)	12-Feb-18	\$801,304.38
(1)	19-Feb-18	\$402,271.29
		\$2,603,575.67

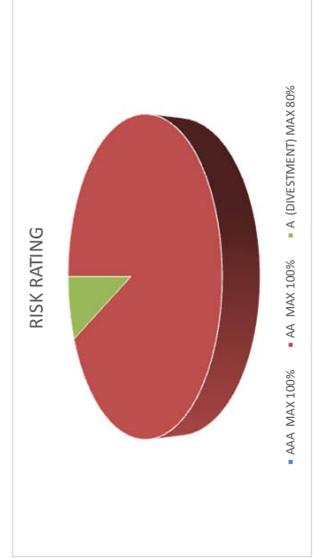
Interest Balances:

Account No: 103186	General	\$25,222.12
1689	Reserves	\$23,587.14
223	Trust	\$7,078.65
		\$55,887.91

INSTITUTION	\$	%	(LT) RISK
ANZ BANK	\$0	0.00%	AA-
BANKWEST	\$1,203,576	18.11%	AA-
COMMONWEALTH BANK	\$767,576	11.55%	AA-
NATIONAL AUST. BANK	\$2,190,281	32.95%	AA-
WESTPAC	\$1,984,932	29.86%	AA-
BENDIGO/ADELAIDE BANK			BBB+
BANK OF QUEENSLAND			BBB+
RURAL BANK	\$500,000	7.52%	BBB+
SUNCORP	\$6,646,364	100.00%	A



(LT) RISK RATING	PORTFOLIO	\$	%
AAA	MAX 100%		
AA	MAX 100%	\$6,146,364	92.48%
A (DIVESTMENT)	MAX 80%	\$500,000	7.52%
		\$6,646,364	100.00%



COA	Description	2017/18 Budget	2017/18 Actual	Progress %
	Land & Buildings			
E04604	Buildings - Town Hall Remedial Works	\$2,094,462	1,225,215	58%
E08613	Glyde-In Community Learning Centre	\$25,000	25,000	100%
E10606	Sumpton Green Childcare - Verandah Repairs	\$9,245	7,950	86%
E11706	East Fremantle Bowling Club - Solar Panels	\$15,000	-	0%
E11623	Buildings - EF Junior Football Clubroom - CapEx	\$45,000	-	0%
	Land & Buildings Total	\$2,188,707	1,258,165	57%
	Plant & Equipment			
E11707	Replacement of Ride-On Mower TORO Z7000	\$36,000	26,200	73%
E12802	Mini Excavator 1.8T with Trailer	\$36,950	36,856	100%
E12803	Replacement of 2008 Mitsubishi Canter with 2017 Isuzu NPR 75-190	\$70,000	74,040	106%
E12804	Replacement of Dual Cab Utility - Operations Supervisor	\$38,900	35,236	91%
	Plant & Equipment Total	\$181,850	172,332	95%
	Furniture & Equipment			
E04606	Town Hall Furniture	\$170,000	25,995	15%
E04613	Admin - Records Compactus Unit CapEx	\$20,000	-	0%
E04616	Digital Cameras (2)	\$5,000	2,206	44%
E04617	Surebind System (Binder)	\$4,500	-	0%
E04620	Town Hall AV Equipment	\$45,000	33,197	74%
E04621	Work Station Computer Replacements	\$16,000	-	0%
	Furniture & Equipment Total	\$260,500	61,399	24%

COA	Description	2017/18 Budget	2017/18 Actual	Progress %
	Infrastructure Assets			
E10605	Inf - Jetty Treatment and Major Maintenance Program - Infrastructure CapEx	\$21,576	-	0%
E11602	Inf - John Tonkin Interpretation Node Project (Carpark). CapEx	\$10,788	5,133	48%
E11704	Inf - John Tonkin Power Upgrade	\$161,819	37,137	23%
E11687	Inf - Swimming Areas - Foreshore Erosion Control - CapEx	\$474,067	292,992	62%
	Swan River Foreshore Infrastructure Sub-Total	\$668,250	335,262	50%
E11700	Inf - East Fremantle Croquet Courts Upgrade	\$16,182	-	
E11701	Inf - Henry Jeffrey Cricket Nets	\$34,669	-	0%
E11702	Inf - EF Oval - Irrigation Upgrade - Ring Main	\$43,152	46,566	108%
E11703	Inf - EF Oval - Irrigation Upgrade - Bore Pump	\$43,151	2,929	7%
E11696	Inf - Bicentennial Falls Retaining Walls - CapEx	\$11,435	1,750	15%
E11697	Inf - I.G Handcock Reserve Stage 2 - CapEx	\$5,349	-	0%
E11705	Inf - Merv Cowan Pedestrian Bridge	\$6,934	5,480	79%
E12761	Inf - Drainage - Realignment of Drainage - Merv Cowan Park - CapEx	\$17,335	-	0%
	Clubs/Parks Infrastructure Sub-Total	\$178,207	\$56,726	32%
E12789	Infr - Footpath Renewal - Allen Street - Marmion to Fletcher Street - Eastern Side (322m)	\$37,558	-	0%
E12790	Infr - Footpath Renewal - Canning H'way - Town Centre to Old Post Office	\$79,740	-	0%
E12791	Infr - Footpath Renewal - Fortescue Street - Marmion Street to Fletcher Street - Western Side	\$46,226	-	0%
E12792	Infr - Footpath Renewal - Marmion Street - Hubble Street to Sewell Street - Northern Side	\$13,289	-	0%
E12793	Infr - Footpath Renewal - Oakover Street - Millenden Street to Canning H'way - Western Side	\$4,623	-	0%
E12794	Infr - Footpath Renewal - Penshurst Street - Pier Street to View Terrace - Eastern Side	\$13,289	-	0%
E12795	Infr - Footpath Renewal - Petra Street (slabs) - Fraser Street to View Terrace - Western Side	\$34,669	6,068	18%
E12796	Infr - Footpath Renewal - St. Peters Road - Sewell Street to King Street - Southern Side	\$28,891	-	0%
E12797	Infr - Footpath Renewal - Walter Street - Canning H'way to Fraser Street - Western Side	\$46,226	-	0%
E12798	Infr - Footpath Renewal - Windsor Road - Canning H'Way to Fraser Street - Eastern Side	\$40,445	3,574	9%
	Footpath Infrastructure Sub-Total	\$344,956	\$9,641	3%
E12776	Inf - Roads - Reconstruct Pavement - Aldgate Place	\$9,245	-	0%
E12777	Inf - Roads - Road Resurfacing - Andrews Road	\$29,794	145	0%
E12778	Inf - Roads - Road Resurfacing - Clayton Street	\$24,269	2,367	10%
E12747	Inf - Roads - Parking Machines	\$75,000	-	0%
E12779	Inf - Roads - Road Resurfacing - Fletcher Street	\$62,405	-	0%
E12780	Inf - Roads - Road Resurfacing - George Street	\$19,461	-	0%
E12781	Inf - Roads - Road Resurfacing - King Street	\$60,094	-	0%
E12782	Inf - Roads - Road Resurfacing - Moss Street	\$14,303	-	0%
E12783	Inf - Roads - Road Resurfacing - Munro Street	\$19,617	-	0%
E12784	Inf - Roads - Road Resurfacing - Riverside Road Carpark 7	\$19,345	-	0%
E12785	Inf - Roads - Road Resurfacing - Silas Street	\$17,335	-	0%
E12786	Inf - Roads - Road Resurfacing - View Terrace	\$17,335	-	0%
E12787	Inf - Roads - Road Resurfacing - Wolsely Road	\$17,335	1,607	9%
E12788	Inf - Roads - Road Resurfacing - Woodhouse Road	\$83,206	-	0%
E11603	Inf - East Fremantle Tennis Club - Court Resurfacing	\$49,624	-	0%
E12799	Inf - Town Depot Car Park Resurface	\$12,195	-	0%
E12800	Inf - Road Resurfacing - Eastern Street	\$12,143	-	0%
E12805	Inf - New Town Entry Statement	\$86,673	1,044	1%
	Road Infrastructure Sub-Total	\$629,379	\$5,162	1%

000217	TRANSFER TO LEGAL FUNDS RESERVE	\$3,470		0%
000221	TRANSFER TO PLANT RESERVE	\$6,312	-	0%
000224	TRANSFER TO STRATEGIC PLAN AND INFRASTRUCTURE RESERVE	\$163,753	-	0%
000225	TRANSFER TO STAFF LEAVE RESERVE	\$9,929	-	0%
000226	TRANSFER TO OFFICE RESERVE	\$1,850	-	0%
000228	TRANSFER TO CIVIC BUILDING RESERVE	\$15,360	-	0%
000229	TRANSFER TO HACC RESERVE	\$5,286	-	0%
000251	TRANSFER TO ARTS & SCULPTURE RESERVE	\$48,579	-	0%
000341	TRANSFER FROM STRATEGIC PLAN AND INFRASTRUCTURE RESERVE	-\$460,000	-	0%
000343	TRANSFER FROM OFFICE RESERVE	-\$149,842	-	0%
000344	TRANSFER FROM UNSPENT GRANTS RESERVE	-\$186,251	186,251	100%
000350	TRANSFER FROM CIVIC BUILDING RESERVE	-\$1,244,169	-	0%
		-\$2,040,262	186,251	9%
Infrastructure Assets Total		\$1,820,792	\$406,791	22%
Total All Capital Works		\$4,451,849	\$1,898,687	43%

RATES BALANCES
31 DECEMBER 2017

31-December-2017	Levied	GST	Receipts	Balance
Rates - Current	7,561,398.17	0.00	5,555,206.01	2,006,192.16
Rates - Arrears	221,007.27	0.00	103,417.36	117,589.91
Interest	46,794.77		17,966.17	28,828.60
Legal Costs - Current	5,313.05	0.00	210.00	5,103.05
Excess Receipts	0.00	0.00	22,957.98	-22,957.98
Back Rates 13/14	9.14		0.00	9.14
Back Rates 16/17	3,007.41		2,411.03	596.38
Additional Recycling Bin	2,250.00	0.00	2,250.00	0.00
Additional Refuse Bin	8,630.83		8,130.83	500.00
Additional Refuse - Arrears	650.38	0.00	404.38	246.00
ESL Penalty Current	2,629.09	0.00	1,204.54	1,424.55
ESL Penalty Arrears	2,864.26	0.00	1,205.85	1,658.41
Instalment Admin Fee Current	41,563.50		41,530.50	33.00
Instalment Interest Current	40,254.34	0.00	40,239.83	14.51
Refuse & Recycling Service	87,500.00		86,500.00	1,000.00
Refuse & Recycling Service	491.00	0.00	491.00	0.00
Swimming Pool	8,210.84		8,014.04	196.80
Swimming Pool - Arrears	119.89		105.49	14.40
Emergency Services Levy - Current	1,245,084.26	0.00	938,019.50	307,064.76
Emergency Services Levy - Arrears	22,887.47	0.00	10,218.68	12,668.79
3288 Properties	9,300,665.67	0.00	6,840,483.19	2,460,182.48
Less Deferred Rates - GL Account 10001070				-52,576.76
Less Deferred ESL - GL Account 10001070				-4,861.06
BALANCE OF COLLECTIBLE RATES AS AT 31 DECEMBER 2017				2,402,744.66
TOTAL GRV VALUATIONS AS AT 31 DECEMBER 2017			107354955	
TOTAL % OF COLLECTIBLE OUTSTANDING RATES AS AT 31 DECEMBER 2017			25.83	

GL Balances		
RATES CONTROL ACCOUNT	10001060	2,107,678.38
ESL CONTROL ACCOUNT	10001110	318,024.26
EXCESS RATES	10001240	-22,957.98
DEFERRED RATES	10001070	57,437.82
GL TOTAL		2,460,182.48
LESS RATES TRIAL BALANCE		2,460,182.48
VARIANCE		0.00

MONTHLY ADVICE OF DEBTS WRITTEN OFF

PARKING INFRINGEMENTS WRITTEN OFF FOR THE MONTH OF DECEMBER 2017

- Current Infringements deemed uncollectable	\$955.50
- Interstate/overseas Infringements deemed uncollectable	\$0.00
	\$955.50

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

For the Period 1 July to 31 December 2017

NET CURRENT ASSETS

Composition of Estimated Net Current Asset Position	YTD Actual \$	2017/18 Budget \$
Cash - Unrestricted	3,144,852	538,968
Cash - Restricted Reserves	3,275,317	1,470,550
Receivables	2,578,914	-
	8,999,083	2,009,518
LESS: CURRENT LIABILITIES		
Payables and Provisions	(1,105,337)	(936,141)
NET CURRENT ASSET POSITION	7,893,745	1,073,377
Less: Cash - Restricted	(3,275,317)	(1,470,550)
Add: CashBacked Leave Reserve	397,173	397,173
ESTIMATED SURPLUS/(DEFICIENCY) C/FWD	5,015,601	(0)
Restricted Cash Breakup		
Plant Replacement Reserve	254,420	258,792
Staff Leave Reserve	400,224	407,102
Office Reserve	149,129	0
Legal Costs Reserve	139,879	142,282
HACC Reserve	213,075	216,737
Strategic Plan Reserve	554,362	253,888
Civic Buildings Reserve	1,238,250	0
Unspent Grants	181,708	0
Arts & Sculpture Reserve	144,270	191,749
	3,275,317	1,470,550

12.2.2 Monthly Financial Activity Statement 31 January 2018

File ref	F/FNS2
Prepared by	Terry Paparone, Manager Administration and Finance
Supervised by	David Taylor, Executive Manager Corp. and Comm. Services
Meeting Date:	20 February 2018
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	1. Monthly Financial Activity Statement for January 2018

Purpose

For Council to receive the Monthly Financial Activity Statement.

Executive Summary

To provide timely financial information to elected members including regular review of the current forecast. This statement compares actual performance against budget estimates, and summarises operating and capital results in accordance with statutory requirements.

Staff recommend that Council receives the Financial Activity Statement for the period ending 31 January 2018.

Background

The report comprises the monthly financial results with commentary focusing on comparisons to the year to date budget position.

The monthly Financial Activity Statement for the period ending 31 January 2018 is appended and includes the following:

- Financial Activity Statement
- Notes to the Financial Activity Statement including schedules of investments, rating information and debts written off.
- Capital expenditure Report

The attached Financial Activity Statements are prepared in accordance with the amended Local Government (Financial Management) Regulations 1996; together with supporting material to provide Council with easy to understand financial information covering activities undertaken during the financial year.

Consultation

Nil.

Statutory Environment

Local Government Act 1995 (As amended)

Local Government (Financial Management) Regulations 1996 (As amended)

Policy Implications

Significant accounting policies are adopted by Council on an annual basis. These policies are used in the preparation of the statutory reports submitted to Council.

Financial Implications

The January 2018 Financial Activity Statement shows variances in income and expenditure when compared with year to date draft budget estimates.

There are no proposed changes to the current budget forecast.

All amounts quoted in this report are exclusive of GST.

Strategic Implications

The Town of East Fremantle Strategic Community Plan 2017 – 2027 states as follows:

STRATEGIC PRIORITY 5: Leadership and Governance

A proactive, approachable Council which values community consultation, transparency and accountability.

Site Inspection

Not applicable

Comment

The following is a summary of information on the attached financial reports:

Revised Budget Forecast

The current budget forecast for the 30 June 2018 indicates a breakeven of \$0 which is not represented by any change to date.

Operating YTD Actuals (compared to the YTD Budget)

The January 2018 Financial Activity Statement shows variances in income and expenditure when compared with year to date current budget estimates.

Operating Revenue 100%: is \$45,000 more than the YTD budget. (Favourable)

Operating Expenditure 84%: is \$1,131,000 less than the YTD budget. (Favourable)

After non-cash adjustments, the total operating cash forecast is \$1,335,000 more than the YTD budget (Favourable).

Operating Revenue is on budget.

The significant areas of favourable variations for operating revenue include:

- *General Purpose Funding*
There are favourable year to date budget timing variances for; Interim Rates \$64,000, Rates Instalment Administration fees \$21,000 and Rates Instalment Interest Charges \$20,000 which will be monitored.
- *Education & Welfare*
The Home and Community Care Program has a favourable year to date budget timing variance amounting to \$21,000, which is mainly attributable to a HACC Grant supplement which was received. The account should be offset during the year.

- *Recreation & Culture*
The East Fremantle Festival has a favourable year to date budget timing variance amounting to \$33,000 which is attributable to the Lotterywest Grant having been received earlier than anticipated. The account should be offset during the year.
- *Transport*
Fines and Penalties has a favourable year to date budget timing variance amounting to \$23,000 which should be offset during the year.
- *Other Property & Services*
The Department of Community – Local Projects - Local Jobs Funding (Alexandra Road Project) has a favourable year to date budget timing variance amounting to \$30,000. A budget amendment to include the above funding will be submitted to Council at the half year budget review.

The significant areas of unfavourable variations for operating revenue include:

- *Recreation & Culture*
The Riverside Road Mooring Pens has an unfavourable year to date budget timing variance amounting to \$31,000 which is attributable to ten mooring pens being vacant as at the date of this report. Ongoing advertising regarding the availability of mooring pens will continue. The account will be monitored.

The Swan Yacht Club Self Supporting Loan Repayments has an unfavourable year to date budget timing variance amounting to \$33,000 which is attributable to the loan not being utilised.
- *Transport*
The Launching Ramp Parking Fees has an unfavourable year to date budget timing variance amounting to \$20,000 which is mainly due to seasonal factors. The account will be monitored.
- *Economic Services*
There is an unfavourable year to date budget timing variance for the Building and Construction Industry Training Fund Receipts amounting to \$21,000 which will be monitored.

Operating Expenditure is 16% Favourable to the year to date budget.

The significant areas of favourable variations for operating expenditure include:

- *Governance*
Communications, Advocacy and Public Relations has a favourable year to date budget timing variance amounting to \$69,000 as the projects are in their early stages. The account should be offset during the year.

Employee Costs has a favourable year to date budget timing variance amounting to \$61,000 which will be monitored.
- *Health*
Swimming Pool Inspection fees has a favourable year to date budget timing variance amounting to \$23,000. This budget item will be re-assessed at the half year budget review.

- *Education & Welfare*

There are favourable year to date budget timing variances for; HACC Salaries \$51,000 and HACC Service Unit Assessment \$29,000 which will be monitored.

The Glyde-In Centre Council Contribution has a favourable year to date budget timing variance amounting to \$25,000 which will be offset in February.

- *Community Amenities*

There are favourable year to date budget timing variances for; Domestic and Commercial Recycling \$30,000, Domestic Refuse Collection \$50,000, Annual Bulk and Green Waste \$26,000, SMRC Waste Composting Facility \$45,000 and SMRC Materials Recovery \$29,000 which is mainly due to invoices received/paid in the following month.

- *Recreation & Culture*

East Fremantle Oval has a favourable year to date budget timing variance amounting to \$52,000 which will be monitored.

The Swan Yacht Club has a favourable year to date budget timing variance amounting to \$565,000 which is attributable to the loan not being utilised.

The East Fremantle Festival has a favourable year to date budget timing variance amounting to \$37,000 which should be offset during the year.

- *Transport*

There are favourable year to date budget timing variances for; Road and Street Maintenance \$32,000, Tree Replacements \$31,000 and Kerbing Maintenance \$39,000 which should be offset during the year.

The Parking and Traffic Feasibility Study has a favourable year to date budget timing variance amounting to \$25,000 as the project has not commenced.

- *Economic Services*

The Building and Construction Industry Training Fund has a favourable year to date budget timing variance amounting to \$22,000 which will be monitored.

The significant areas of unfavourable variations for operating expenditure include:

- *Recreation & Culture*

Preston Pt. Reserve – East Fremantle Lacrosse ground has an unfavourable year to date budget timing variance amounting to \$28,000 which is mainly attributable to verti-mowing, top dressing and fertilising the ground which should be offset during the year.

- *Transport*

There are unfavourable year to date budget timing variances for; Verge Maintenance \$46,000, Street Cleaning \$43,000 and Street Tree Pruning \$31,000, which is mainly due to greater emphasis having been placed on these operations as at this time of the year.

All capital activities have been set forward in the budget so that they can be easily monitored in terms of progress.

The majority of Infrastructure projects commenced in November 2017.

Other details can be found in the attached notes to the financial activity statement.

Capital Programs YTD Progress Summaries

Annual Timeline 58% of year elapsed

Land & Buildings 79% expended

Infrastructure Assets 39% expended

Plant & Equipment 95% expended

Furniture & Equipment 27% expended

Capital expenditure is \$1,778,000 less than the YTD budget (Favourable) which represents 40% of the capital programs to be completed.

12.2.2 OFFICER RECOMMENDATION

That Council receives the Financial Activity Statement for the period ending 31 January 2018.



TOWN OF EAST FREMANTLE
MONTHLY FINANCIAL ACTIVITY STATEMENT
FOR THE PERIOD 1 JULY 2017 TO 31 JANUARY 2018

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TOWN OF EAST FREMANTLE



FINANCIAL ACTIVITY STATEMENT For the Period 1 July to 31 January 2018

<u>OPERATING</u>	NOTE	ORIGINAL BUDGET	YTD BUDGET	YTD ACTUALS	YTD Variance	Variance
			\$	\$	%	\$
REVENUE/SOURCES						
General Purpose Funding		7,929,114	7,733,459	7,826,096	101%	92,637
Governance		13,200	11,024	28,029	254%	17,005
Law, Order, Public Safety		30,560	20,715	21,927	106%	1,212
Health		12,340	11,277	13,818	123%	2,541
Education and Welfare		904,040	705,045	727,399	103%	22,354
Housing		88,800	51,800	46,260	89%	(5,540)
Community Amenities		193,600	154,142	143,962	93%	(10,180)
Recreation and Culture		511,550	394,927	332,709	84%	(62,218)
Transport		431,785	283,721	295,415	104%	11,694
Economic Services		194,800	113,610	62,480	55%	(51,130)
Other Property and Services		30,300	17,668	43,994	249%	26,326
TOTAL OPERATING REVENUE		10,340,089	9,497,388	9,542,089	100%	44,701
EXPENDITURE/APPLICATIONS						
General Purpose Funding		(83,324)	(48,594)	(43,015)	89%	5,579
Governance		(1,090,031)	(574,810)	(564,839)	98%	9,971
Law, Order, Public Safety		(134,097)	(83,153)	(62,277)	75%	20,876
Health		(209,881)	(133,976)	(86,669)	65%	47,307
Education and Welfare		(1,336,370)	(805,620)	(663,017)	82%	142,603
Housing		(58,228)	(35,254)	(15,852)	45%	19,402
Community Amenities		(2,508,795)	(1,408,143)	(1,167,863)	83%	240,280
Recreation and Culture		(3,589,657)	(2,227,686)	(1,507,808)	68%	719,878
Transport		(2,697,702)	(1,573,668)	(1,599,662)	102%	(25,994)
Economic Services		(146,403)	(81,884)	(56,270)	69%	25,614
Other Property and Services		(159,239)	(121,962)	(196,080)	161%	(74,118)
TOTAL OPERATING EXPENDITURE		(12,013,727)	(7,094,750)	(5,963,352)	84%	1,131,398
Adjustments for non-cash items						
Depreciation on Assets		2,438,301	1,422,316	1,588,185	112%	165,869
(Profit)/Loss on Asset Disposals		(12,900)	(7,525)	(14,444)	192%	(6,919)
TOTAL NON-CASH ITEMS		2,425,401	1,414,791	1,573,741	111%	158,950
TOTAL OPERATING CASH POSITION		751,763	3,817,429	5,152,478	135%	1,335,049
CAPITAL REVENUE/EXPENSES						
Purchase Land & Buildings		(2,188,707)	(2,188,707)	(1,726,808)	79%	461,899
Purchase Infrastructure Assets		(1,820,792)	(1,820,792)	(703,206)	39%	1,117,586
Purchase Plant & Equipment		(181,850)	(181,850)	(172,332)	95%	9,519
Purchase Furniture & Equipment		(260,500)	(260,500)	(71,167)	27%	189,333
CAPITAL EXPENDITURE SUBTOTAL		(4,451,849)	(4,451,849)	(2,673,513)	60%	1,778,336
Proceeds from Disposal of Assets		54,181	54,181	52,455	97%	(1,726)
Repayment of Debentures		-	-	-	-	-
Proceeds from New Debentures		500,000	500,000	-	0%	-
Self-Supporting Loan Principal Income		-	-	-	-	-
Transfers to Restricted Assets		(259,082)	(37,382)	(36,845)	99%	536
Transfers from Restricted Assets		2,040,262	-	-	-	-
Add: Net Current Assets 1 July 2017		1,364,725	1,364,725	1,386,955	102%	22,230
Net Current Assets YTD		0	1,247,104	3,881,529	311%	2,634,425

Monthly Report January 2018**Notes to the Financial Activity Statement****SUMMARY***Budget Forecast*

The Financial Activity Statement for the period ended 31 January 2018 indicates a balanced budget to 30 June 2018. The following analysis compares year to date variations against the forecast.

Operating YTD Actuals

Operating Revenue 100%; is \$45,000 more than the YTD budget (Favourable).

Operating Expenditure 84%; is \$1,131,000 less than the YTD budget (Favourable).

After non-cash adjustments, the total operating cash position is \$1,335,049 more than the YTD budget (Favourable).

Capital Programs YTD Progress

Land & Buildings 79% expended

Infrastructure Assets 39% expended

Plant and Equipment 95% expended

Furniture and Equipment 27% expended

Capital Expenditure is \$1,778,000 less than the YTD budget (Favourable), which is the value of uncompleted works.

Materiality in Financial Reporting

Material programme income and expenditure variance thresholds of either the greatest of 10% or \$10,000 are explained below and variances are reported to the nearest \$'000:

OPERATING REVENUE & EXPENDITURE**REVENUE – FAVOURABLE \$45,000**

There is a favourable YTD operating revenue variance, which is due to a combination of the following items:

GENERAL PURPOSE FUNDING – FAVOURABLE \$93,000**Rates**

There are favourable year to date budget timing variances for; Interim Rates \$64,000, Rates Instalment Administration fees \$21,000, Late Rates Payment Interest Penalty \$12,000 and Rates Instalment Interest Charges \$20,000 which will be monitored.

General Rates Levied has an unfavourable year to date budget timing variance amounting to \$19,000, which is mainly attributable to a rates valuation for a commercial property having been reduced.

GOVERNANCE – FAVOURABLE \$17,000**General Administration**

Sundry Income has a favourable year to date budget timing variance amounting to \$16,000, which is mainly attributable to the transfer of Long Service Leave entitlements, which as per the Local Government Long Service Leave Regulations, are received from other Local Governments, for former and current employees. This account will be monitored.

EDUCATION & WELFARE – FAVOURABLE \$22,000**Care of Families & Children**

The Home and Community Care Program has a favourable year to date budget timing variance amounting to \$21,000, which is mainly attributable to a HACC Grant supplement which was received. The account should be offset during the year.

The Home and Community Care Home Help Services has a favourable year to date budget timing variance amounting to \$10,000 which will be monitored.

COMMUNITY AMENITIES – UNFAVOURABLE \$10,000**Town Planning & Reg. Development**

There is an unfavourable year to date budget timing variance for Development Applications amounting to \$10,000 which should be offset during the year.

RECREATION & CULTURE – UNFAVOURABLE \$62,000**Swimming Areas/Beaches**

The Riverside Road Mooring Pen Fees has an unfavourable year to date budget timing variance amounting to \$31,000 which is attributable to ten mooring pens being vacant as at the date of this

report. Ongoing advertising regarding the availability of mooring pens will continue. This account will be monitored.

Other Recreation & Sport

The Swan Yacht Club Self Supporting Loan Repayments has an unfavourable year to date budget timing variance amounting to \$33,000 which is attributable to the loan not being utilised.

The East Fremantle Ground Management Charges has an unfavourable year to date budget timing variance amounting to \$10,000 which should be offset once the WAFL season commences.

Other Culture

The East Fremantle Festival has a favourable year to date budget timing variance amounting to \$33,000 which is attributable to the Lotterywest Grant having been received earlier than anticipated. The account should be offset during the year.

TRANSPORT – FAVOURABLE \$12,000

Maintenance Streets, Roads & Bridges

Parking Facilities

Launching Ramp Parking fees has an unfavourable year to date budget timing variance amounting to \$20,000, which is mainly attributable to seasonal factors. The account will be monitored.

Fines and Penalties has a favourable year to date budget timing variance amounting to \$23,000 which should be offset during the year.

Fines Enforcement Recoverable has a favourable year to date budget timing variance amounting to \$14,000 which will be monitored.

ECONOMIC SERVICES – UNFAVOURABLE \$51,000

Building Control

There are an unfavourable year to date budget timing variances for; Building Permits \$16,000, Building and Construction Industry Training Fund Receipts \$21,000 and Building Services Levy \$15,000 which will be monitored.

OTHER PROPERTY & SERVICES – FAVOURABLE \$26,000

Unclassified

The Department of Community – Local Projects – Local Jobs Funding (Alexandra Road Project) has a favourable year to date budget timing variance amounting to \$30,000. A budget amendment to include the above funding will be submitted to Council at the half year budget review.

The George Street Property Rental has an unfavourable year to date budget timing variance amounting to \$10,000 which will be monitored.

EXPENDITURE – FAVOURABLE \$1,131,000

There is a favourable YTD operating expenditure variance which is due to a combination of the following items:

GOVERNANCE – FAVOURABLE \$10,000**Members of Council**

Communications, Advocacy and Public Relations has a favourable year to date budget timing variance amounting to \$69,000 as the projects are in their early stages. The account should be offset during the year.

General Administration

Employee Costs has a favourable year to date budget timing variance amounting to \$61,000 which will be monitored.

Consultants Strategic and Business Planning has an unfavourable year to date budget timing variance amounting to \$15,000 which should be offset during the year.

Computer System Support has an unfavourable year to date budget timing variance amounting to \$12,000 which should be offset during the year.

The Motor Vehicle expense account has a favourable year to date budget timing variance amounting to \$10,000. An administrative adjustment will be made to this operating account.

Training and Conferences has a favourable year to date budget timing variance amounting to \$10,000 which should be offset during the year.

LAW, ORDER, AND PUBLIC SAFETY – FAVOURABLE \$21,000

The ESL on Council property has a favourable year to date budget timing variance amounting to \$12,000 which will be monitored.

HEALTH – FAVOURABLE \$47,000

Swimming Pool Inspection fees has a favourable year to date budget timing variance amounting to \$23,000. This budget item will be re-assessed at the half year budget review.

EDUCATION & WELFARE – FAVOURABLE \$143,000**Care of Families & Children**

There are favourable year to date budget timing variances for; HACC Salaries \$51,000 and HACC Service Unit Assessment \$29,000 which will be monitored.

Other Welfare

The Glyde-In Centre Council Contribution has a favourable year to date budget timing variance amounting to \$25,000 which will be offset in February.

HOUSING – FAVOURABLE \$19,000

Building Maintenance for the Allen Street Units has a favourable year to date budget timing variance amounting to \$19,000 which should be offset during the year.

COMMUNITY AMENITIES – FAVOURABLE \$240,000**Sanitation – Household Refuse**

There are favourable year to date budget timing variances for; Domestic and Commercial Recycling \$30,000, Domestic Refuse Collection \$50,000, Annual Bulk and Green Waste \$26,000, SMRC Waste Composting Facility \$45,000 and SMRC Materials Recovery \$29,000 which is mainly attributable to invoices received/paid in the following month.

Town Planning & Regional Development

Town Planning Salaries has a favourable year to date budget timing variance amounting to \$13,000 which should be offset during the year.

RECREATION & CULTURE – FAVOURABLE \$720,000**Other Recreation & Sport**

There are favourable year to date budget timing variances for; Merv Cowan Park \$17,000, John Tonkin Park \$11,000, Glasson Park \$14,000, River Stirling Bridge \$12,000 which is due to pending works to be undertaken and should be offset during the year.

Preston Pt. Reserve – East Fremantle Lacrosse ground has an unfavourable year to date budget timing variance amounting to \$28,000 which is mainly attributable to verti-mowing, top dressing and fertilising the ground which should be offset during the year.

East Fremantle Oval has a favourable year to date budget timing variance amounting to \$52,000 which will be monitored.

Maintenance of Parks Equipment has an unfavourable year to date budget timing variance amounting to \$14,000 which will be monitored.

The Swan Yacht Club Loan Repayments has a favourable year to date budget timing variance amounting to \$565,000 which is attributable to the loan not being utilised.

Other Culture

The East Fremantle Festival has a favourable year to date budget timing variance amounting to \$37,000 which should be offset during the year.

TRANSPORT – UNFAVOURABLE \$26,000**Maintenance Streets, Roads & Bridges**

There are unfavourable year to date budget timing variances for; Verge Maintenance \$46,000, Street Cleaning \$43,000, Street Tree Pruning \$31,000, and Crossovers \$14,000, which is mainly due to greater emphasis having been placed on these operations as at this time of the year.

There are favourable year to date budget timing variances for; Road and Street Maintenance \$32,000, Tree Replacements \$31,000 and Kerbing Maintenance \$39,000, which should be offset during the year.

Parking Facilities

Employee Costs has a favourable year to date budget timing variance amounting to \$19,000 which should be offset during the year.

The Parking and Traffic Feasibility Study has a favourable year to date budget timing variance amounting to \$25,000 as the project has not commenced.

ECONOMIC SERVICES – FAVOURABLE \$26,000

Building Control

The Building and Construction Industry Training Fund has a favourable year to date budget timing variance amounting to \$22,000 which will be monitored.

OTHER PROPERTY & SERVICES – UNFAVOURABLE \$74,000

Public Works Overheads expenditure is \$74,000 over year to date budget in total pooled costs, whilst the Recovery of Public Works Overheads is \$21,000 over year to date budget, based on labour hours.

Plant Operation Costs are \$28,000 under year to date budget, whilst the Recovery of Plant Operation costs is \$81,000 under year to date budget, based on plant hour usage volumes.

CAPITAL EXPENDITURE

There are favourable year to date Capital Expenditure timing variances of \$1,778,000 given that the works program is 60% completed.

Land & Buildings

Town Hall Remedial Works - Payments have been made to the following:

- Peter Hunt Architects for Stage 3 Design Development - Stage 4 - Construction Documents and Stage 5 - Tender Documents – Stage 6 - Commencement of on-site work.
- Steens Gray & Kelly Pty Ltd - Mechanical Design and Contract Documentation - Claims 6, 7, 8 and 9.
- Fire Designs Solutions - Engineering Report.
- BPA Engineering - Structural Consultancy
- Best Consultants - Electrical Design and Contract Documentation - Phase 3
- ICS Australia have been paid for year to date services as per Certificates 01, 02, 03, 04, 05 and 06.

The Council contribution towards the Glyde-In Community Centre Art Shed project has been paid.

The Sumpton Green Playgroup verandah repairs has been completed.

Plant & Equipment

The Operations Supervisor's vehicle has been replaced.

The Mini Excavator with trailer has been replaced.

The Ride-on Mower has been replaced.

The Mitsubishi Canter truck has been replaced.

Furniture & Equipment

A deposit has been paid for the Town Hall furniture and a Samsung 55" screen has also been purchased.

One digital camera has been purchased.

The installation of the Town Hall AV equipment has been completed.

Infrastructure

The John Tonkin Interpretation Node Project (carpark) is progressing.

The John Tonkin Power Upgrade is progressing.

The Swimming Areas – Foreshore Erosion Control program is progressing.

The East Fremantle Oval "Ring Main" Irrigation Upgrade has been completed.

The East Fremantle Oval "Bore Pump" Irrigation Upgrade has been completed.

The Bi-Centennial Falls Retaining Walls project has commenced with the proposed slope and retaining wall inspection having been undertaken by the consultant.

The Merv Cowan Pedestrian Bridge repairs have been completed.

Footpath Renewal – Petra Street (slabs) – Fraser Street to View Terrace – Western side has been completed.

Footpath Renewal – Walter Street – Canning H'way to Fraser Street – Western Side is progressing.

Footpath Renewal – Windsor Road – Canning Highway to Fraser Street – Eastern side is progressing.

Initial works to Road Resurfacing – Andrews Road have commenced.

Initial works to Road Resurfacing – Clayton Street have commenced.

Road Resurfacing – Fletcher Street is progressing.

Road Resurfacing – George Street is progressing.

Road Resurfacing – Moss Street is progressing.

Initial works to Road Resurfacing – Wolsely Road have commenced.

The New Town Entry Statement project has commenced with the East Fremantle Community Centre signage and Council logo having been installed.

SCHEDULE OF INVESTMENTS

Surplus funds are held in interest bearing term deposits. The General Purpose interest year-to-date budget for the Municipal and Reserve funds is \$68,000 compared to the actual interest received which amounts to \$70,000. The timing of interest received on investments is dependent on the placement and maturity dates of term deposits. Rate revenue received will be placed on investment as surplus funds and spread forward over various months to satisfy ongoing cash flow requirements. Interest earnings are reflected as investments mature.

The graph displays the mix of investments and how funds compare with the limits of the Town's Investment policy placement (Maximum 100% with AA rated and maximum 80% with A rated institutions).

Prior to placing investments, preference is given to competitive quotations from financial institutions that are deemed not to invest in or finance the fossil fuel industry where;

- a) the investment is compliant with Council's investment policy with regards to risk management guidelines, and
- b) the investment rate of return is favourable to Council relative to other investment quotations that may be on offer within a competitive environment.

For this period, we have been re- investing and spreading funds on terms between one and three months. What we have noticed when currently sourcing competitive quotes is that non-fossil fuel institutions tend to be more competitive on longer placements but are not as competitive on the shorter terms. Subject to cash flow requirements, we will be seeking a range of longer investment terms as investments mature.

TOWN OF EAST FREMANTLE
INVESTMENTS

DETAILS OF INVESTMENTS HELD AS AT 31 JANUARY 2018

FINANCIAL INSTITUTION	STANDARD & POOR'S (LT) RATING	REF. NO	RATE %	PERIOD	INVESTMENT DATE	MATURITY DATE	MUNICIPAL FUND	TRUST FUND	RESERVE FUND	HIGHEST (LT) % RATE QUOTED-NON FOSSIL FUEL BANKS	MATURED INVEST.	INTEREST 17/18	COMMENTS
ANZ	AA-	977112247									\$501,261.33	\$1,261.33	General Account
BANKWEST	AA-	4607122									\$200,517.81	\$517.81	General Account
BANKWEST	AA-	4612256									\$753,277.19	\$3,277.19	General Account
BANKWEST	AA-	4634819									\$501,695.21	\$1,695.21	General Account
BANKWEST	AA-	4636049									\$501,571.92	\$2,506.17	General Account
BANKWEST	AA-	4667226	2.35	60	21-Dec-17	19-Feb-18	\$402,271.29			BOQ - 2.10% - S&P (BBB+)	\$2,271.29	\$2,271.29	General Account
BANKWEST	AA-	4663895	2.35	61	13-Dec-17	12-Feb-18	\$801,304.38			SUNCORP - 2.20% - S&P (A)	\$1,304.38	\$1,304.38	General Account
BANKWEST	AA-	4677336	2.17	41	24-Jan-18	06-Mar-18	\$300,000.00			BOQ - 1.75% - S&P (BBB+)	\$300,000.00	\$2,876.72	General Account
NAB	AA-	73659474	1.95	33	04-Jan-18	06-Feb-18	\$202,876.72			BEND/ADEL.BANK - 1.80% - (BBB+)	\$402,246.14	\$2,246.14	General Account
NAB	AA-	817620116		59	12-Jan-18	12-Mar-18	\$501,883.01			BOQ - 2.10% - S&P (BBB+)	\$52,931.73	\$2,831.73	General Account
SUNCORP	A	4190926	2.25								\$703,760.44	\$3,760.44	General Account
WESTPAC	AA-	3608035937									\$150,699.78	\$699.78	General Account
WESTPAC	AA-	36067614124									\$700,563.84	\$663.84	General Account
WESTPAC	AA-	35071192038									\$1,290,280.82	\$5,280.82	Various Reserves
BANKWEST	AA-	4607116		181	01-Sep-17	01-Mar-18			\$1,290,280.82	BOQ - 2.55% - S&P (BBB+)			Various Reserves
NAB	AA-	792654685	2.55	90	09-Jan-18	09-Apr-18	\$1,998,189.83		\$1,998,189.83	BOQ - 2.40% - S&P (BBB+)	\$31,564.58	\$31,564.58	Various Reserves
WESTPAC	AA-	36032581668	2.60	28	22-Jan-18	19-Feb-18			\$768,859.93	BEND/ADEL.BANK - 1.80% - (BBB+)	\$8,362.92	\$8,362.92	Trust Account
COMMONWEALTH BANK	AA-	168592	1.97								\$5,199.00	\$5,199.00	Interest set off/Trans.in
VARIOUS							\$2,208,335.40	\$768,859.93	\$3,288,470.65		\$6,558,806.21	\$78,202.36	

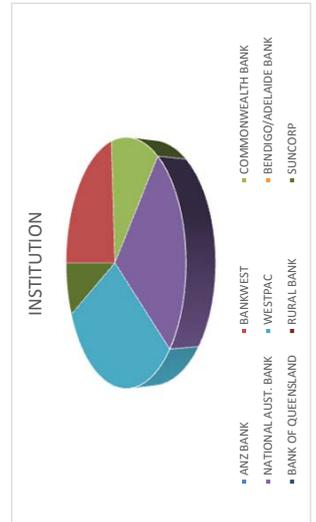
General A/c Maturity Dates:

(1)	06-Feb-18	\$202,876.72
(1)	12-Feb-18	\$801,304.38
(1)	19-Feb-18	\$402,271.29
(1)	06-Mar-18	\$300,000.00
(1)	12-Mar-18	\$501,883.01
		\$2,208,335.40

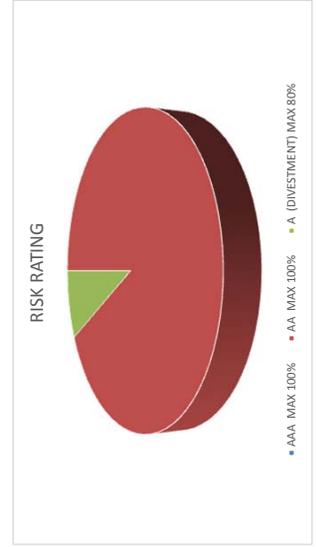
Interest Balances:

Account No: 103188	General	\$32,994.04
1689	R Reserves	\$36,845.40
223	Trust	\$8,362.92
		\$78,202.36

INSTITUTION	\$	%	(LT) RISK
ANZ BANK	\$0	0.00%	AA-
BANKWEST	\$1,503,576	24.00%	AA-
COMMONWEALTH BANK	\$768,860	12.27%	AA-
NATIONAL AUST. BANK	\$1,493,158	23.83%	AA-
WESTPAC	\$1,998,190	31.89%	BBB+
BENDIGO/ADELAIDE BANK			BBB+
BANK OF QUEENSLAND			BBB+
RURAL BANK	\$501,883	8.01%	A
SUNCORP	\$6,265,666	100.00%	



(LT) RISK RATING	PORTFOLIO	\$	%
AAA	MAX 100%		
AA	MAX 100%	\$5,763,763	91.99%
A (DIVESTMENT)	MAX 80%	\$501,883	8.01%
		\$6,265,666	100.00%



COA	Description	2017/18 Budget	2017/18 Actual	Progress %
	Land & Buildings			
E04604	Buildings - Town Hall Remedial Works	\$2,094,462	1,693,858	81%
E08613	Glyde-In Community Learning Centre	\$25,000	25,000	100%
E10606	Sumpton Green Childcare - Verandah Repairs	\$9,245	7,950	86%
E11706	East Fremantle Bowling Club - Solar Panels	\$15,000	-	0%
E11623	Buildings - EF Junior Football Clubroom - CapEx	\$45,000	-	0%
	Land & Buildings Total	\$2,188,707	1,726,808	79%
	Plant & Equipment			
E11707	Replacement of Ride-On Mower TORO Z7000	\$36,000	26,200	73%
E12802	Mini Excavator 1.8T with Trailer	\$36,950	36,856	100%
E12803	Replacement of 2008 Mitsubishi Canter with 2017 Isuzu NPR 75-190	\$70,000	74,040	106%
E12804	Replacement of Dual Cab Utility - Operations Supervisor	\$38,900	35,236	91%
	Plant & Equipment Total	\$181,850	172,332	95%
	Furniture & Equipment			
E04606	Town Hall Furniture	\$170,000	25,995	15%
E04613	Admin - Records Compactus Unit CapEx	\$20,000	-	0%
E04616	Digital Cameras (2)	\$5,000	2,206	44%
E04617	Surebind System (Binder)	\$4,500	-	0%
E04620	Town Hall AV Equipment	\$45,000	42,965	95%
E04621	Work Station Computer Replacements	\$16,000	-	0%
	Furniture & Equipment Total	\$260,500	71,167	27%

COA	Description	2017/18 Budget	2017/18 Actual	Progress %
	Infrastructure Assets			
E10605	Inf - Jetty Treatment and Major Maintenance Program - Infrastructure CapEx	\$21,576	-	0%
E11602	Inf - John Tonkin Interpretation Node Project (Carpark). CapEx	\$10,788	5,411	50%
E11704	Inf - John Tonkin Power Upgrade	\$161,819	37,137	23%
E11687	Inf - Swimming Areas - Foreshore Erosion Control - CapEx	\$474,067	420,235	89%
	Swan River Foreshore Infrastructure Sub-Total	\$668,250	462,783	69%
E11700	Inf - East Fremantle Croquet Courts Upgrade	\$16,182	-	
E11701	Inf - Henry Jeffrey Cricket Nets	\$34,669	-	0%
E11702	Inf - EF Oval - Irrigation Upgrade - Ring Main	\$43,152	46,566	108%
E11703	Inf - EF Oval - Irrigation Upgrade - Bore Pump	\$43,151	28,375	66%
E11696	Inf - Bicentennial Falls Retaining Walls - CapEx	\$11,435	1,750	15%
E11697	Inf - I.G Handcock Reserve Stage 2 - CapEx	\$5,349	-	0%
E11705	Inf - Merv Cowan Pedestrian Bridge	\$6,934	5,480	79%
E12761	Inf - Drainage - Realignment of Drainage - Merv Cowan Park - CapEx	\$17,335	-	0%
	Clubs/Parks Infrastructure Sub-Total	\$178,207	\$82,171	46%
E12789	Infr - Footpath Renewal - Allen Street - Marmion to Fletcher Street - Eastern Side (322m)	\$37,558	-	0%
E12790	Infr - Footpath Renewal - Canning H'way - Town Centre to Old Post Office	\$79,740	-	0%
E12791	Infr - Footpath Renewal - Fortescue Street - Marmion Street to Fletcher Street - Western Side	\$46,226	-	0%
E12792	Infr - Footpath Renewal - Marmion Street - Hubble Street to Sewell Street - Northern Side	\$13,289	-	0%
E12793	Infr - Footpath Renewal - Oakover Street - Millenden Street to Canning H'way - Western Side	\$4,623	-	0%
E12794	Infr - Footpath Renewal - Penshurst Street - Pier Street to View Terrace - Eastern Side	\$13,289	-	0%
E12795	Infr - Footpath Renewal - Petra Street (slabs) - Fraser Street to View Terrace - Western Side	\$34,669	34,417	99%
E12796	Infr - Footpath Renewal - St. Peters Road - Sewell Street to King Street - Southern Side	\$28,891	-	0%
E12797	Infr - Footpath Renewal - Walter Street - Canning H'way to Fraser Street - Western Side	\$46,226	22,094	48%
E12798	Infr - Footpath Renewal - Windsor Road - Canning H'Way to Fraser Street - Eastern Side	\$40,445	32,838	81%
	Footpath Infrastructure Sub-Total	\$344,956	\$89,349	26%
E12776	Inf - Roads - Reconstruct Pavement - Aldgate Place	\$9,245	-	0%
E12777	Inf - Roads - Road Resurfacing - Andrews Road	\$29,794	145	0%
E12778	Inf - Roads - Road Resurfacing - Clayton Street	\$24,269	2,367	10%
E12747	Inf - Roads - Parking Machines	\$75,000	-	0%
E12779	Inf - Roads - Road Resurfacing - Fletcher Street	\$62,405	35,985	58%
E12780	Inf - Roads - Road Resurfacing - George Street	\$19,461	15,998	82%
E12781	Inf - Roads - Road Resurfacing - King Street	\$60,094	-	0%
E12782	Inf - Roads - Road Resurfacing - Moss Street	\$14,303	11,758	82%
E12783	Inf - Roads - Road Resurfacing - Munro Street	\$19,617	-	0%
E12784	Inf - Roads - Road Resurfacing - Riverside Road Carpark 7	\$19,345	-	0%
E12785	Inf - Roads - Road Resurfacing - Silas Street	\$17,335	-	0%
E12786	Inf - Roads - Road Resurfacing - View Terrace	\$17,335	-	0%
E12787	Inf - Roads - Road Resurfacing - Wolsely Road	\$17,335	1,607	9%
E12788	Inf - Roads - Road Resurfacing - Woodhouse Road	\$83,206	-	0%
E11603	Inf - East Fremantle Tennis Club - Court Resurfacing	\$49,624	-	0%
E12799	Inf - Town Depot Car Park Resurface	\$12,195	-	0%
E12800	Inf - Road Resurfacing - Eastern Street	\$12,143	-	0%
E12805	Inf - New Town Entry Statement	\$86,673	1,044	1%
	Road Infrastructure Sub-Total	\$629,379	\$68,903	11%

000217	TRANSFER TO LEGAL FUNDS RESERVE	\$3,470	-	0%
000221	TRANSFER TO PLANT RESERVE	\$6,312	-	0%
000224	TRANSFER TO STRATEGIC PLAN AND INFRASTRUCTURE RESERVE	\$163,753	-	0%
000225	TRANSFER TO STAFF LEAVE RESERVE	\$9,929	-	0%
000226	TRANSFER TO OFFICE RESERVE	\$1,850	-	0%
000228	TRANSFER TO CIVIC BUILDING RESERVE	\$15,360	-	0%
000229	TRANSFER TO HACC RESERVE	\$5,286	-	0%
000251	TRANSFER TO ARTS & SCULPTURE RESERVE	\$48,579	-	0%
000341	TRANSFER FROM STRATEGIC PLAN AND INFRASTRUCTURE RESERVE	-\$460,000	-	0%
000343	TRANSFER FROM OFFICE RESERVE	-\$149,842	-	0%
000344	TRANSFER FROM UNSPENT GRANTS RESERVE	-\$186,251	186,251	100%
000350	TRANSFER FROM CIVIC BUILDING RESERVE	-\$1,244,169	-	0%
		-\$2,040,262	186,251	9%
Infrastructure Assets Total		\$1,820,792	\$703,206	39%
Total All Capital Works		\$4,451,849	\$2,673,513	60%

RATES BALANCES
31 JANUARY 2018

30-January-2018	Levied	GST	Receipts	Balance
Rates - Current	7,578,713.60	0.00	5,989,293.34	1,589,420.26
Rates - Arrears	221,007.27	0.00	107,242.45	113,764.82
Interest	48,096.15		19,717.21	28,378.94
Legal Costs - Current	5,313.05	0.00	676.17	4,636.88
Excess Receipts	0.00	0.00	25,232.78	-25,232.78
Back Rates 13/14	9.14		0.00	9.14
Back Rates 16/17	3,007.41		2,411.03	596.38
Additional Recycling Bin	2,250.00	0.00	2,250.00	0.00
Additional Refuse Bin	8,630.83		8,380.83	250.00
Additional Refuse - Arrears	650.38	0.00	404.38	246.00
ESL Penalty Current	2,764.18	0.00	1,325.52	1,438.66
ESL Penalty Arrears	2,864.26	0.00	1,283.72	1,580.54
Instalment Admin Fee Current	41,613.00		41,580.00	33.00
Instalment Interest Current	40,279.06	0.00	40,264.55	14.51
Refuse & Recycling Service	87,500.00		86,500.00	1,000.00
Refuse & Recycling Service	491.00	0.00	491.00	0.00
Swimming Pool	8,210.84		8,042.84	168.00
Swimming Pool - Arrears	119.89		105.49	14.40
Emergency Services Levy - Current	1,245,084.26	0.00	1,004,328.59	240,755.67
Emergency Services Levy - Arrears	22,887.47	0.00	10,522.68	12,364.79
3288 Properties	9,319,491.79	0.00	7,350,052.58	1,969,439.21
Less Deferred Rates - GL Account 10001070				-52,576.76
Less Deferred ESL - GL Account 10001070				-4,861.06
BALANCE OF COLLECTIBLE RATES AS AT 31 JANUARY 2018				1,912,001.39
TOTAL GRV VALUATIONS AS AT 31 JANUARY 2018			107596875	
TOTAL % OF COLLECTIBLE OUTSTANDING RATES AS AT 31 JANUARY 2018			20.52	

GL Balances		
RATES CONTROL ACCOUNT	10001060	1,555,637.04
ESL CONTROL ACCOUNT	10001110	231,017.38
EXCESS RATES	10001240	-25,931.81
DEFERRED RATES	10001070	57,437.82
GL TOTAL		1,818,160.43
LESS RATES TRIAL BALANCE		1,818,160.43
VARIANCE		0.00

MONTHLY ADVICE OF DEBTS WRITTEN OFF

10

PARKING INFRINGEMENTS WRITTEN OFF FOR THE MONTH OF JANUARY 2018

- Current Infringements deemed uncollectable	\$1,492.50
- Interstate/overseas Infringements deemed uncollectable	\$118.50
	\$1,611.00

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

For the Period 1 July to 31 January 2018

NET CURRENT ASSETS

Composition of Estimated Net Current Asset Position	YTD Actual \$	2017/18 Budget \$
Cash - Unrestricted	2,738,477	538,968
Cash - Restricted Reserves	3,288,576	1,470,550
Receivables	1,951,289	-
	7,978,342	2,009,518
 LESS: CURRENT LIABILITIES		
Payables and Provisions	(1,205,410)	(936,141)
NET CURRENT ASSET POSITION	6,772,931	1,073,377
Less: Cash - Restricted	(3,288,576)	(1,470,550)
Add: CashBacked Leave Reserve	397,173	397,173
ESTIMATED SURPLUS/(DEFICIENCY) C/FWD	3,881,529	(0)
 Restricted Cash Breakup		
Plant Replacement Reserve	255,510	258,792
Staff Leave Reserve	401,940	407,102
Office Reserve	149,768	0
Legal Costs Reserve	140,478	142,282
HACC Reserve	213,988	216,737
Strategic Plan Reserve	556,737	253,888
Civic Buildings Reserve	1,243,557	0
Unspent Grants	181,708	0
Arts & Sculpture Reserve	144,889	191,749
	3,288,576	1,470,550

13.2.3 Accounts for Payment – December 2017/January 2018

File ref	F/FNS2
Prepared by	Terry Paparone, Manager Administration and Finance
Supervised by	David Taylor, Acting Chief Executive Officer
Meeting Date	20 February 2018
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	1. Monthly List of Payments – December 2017 2. Monthly List of Payments – January 2018

Purpose

For Council to receive the monthly list of accounts paid.

Executive Summary

To endorse the list of payments made under delegated authority for the months of December 2017 and January 2018.

It is therefore recommended that Council receives the Lists of Accounts paid for the period 1 December 2017 to 31 January 2018, as per the summary table.

Background

The Chief Executive Officer has delegated authority to make payments from the Municipal and Trust Accounts in accordance with budget allocations.

The Town provides payments to suppliers by electronic funds transfer, cheque or credit card. Attached is an itemised list of all payments made under delegated authority during the said period.

Consultation

Nil.

Statutory Environment

Regulation 13: *Local Government (Financial Management) Regulations 1996 (as amended)*

Policy Implications

Policy F8.1 Ordering of Goods and Services.

Financial Implications

Accounts for Payment are sourced from budget allocations.

All amounts quoted in this report are inclusive of GST.

Strategic Implications

The Town of East Fremantle Strategic Community Plan 2017 – 2027 states as follows:

STRATEGIC PRIORITY 5: Leadership and Governance

A proactive, approachable Council which values community consultation, transparency and accountability.

Site Inspection

Not applicable.

Comment

The attached itemised list of payments is prepared in accordance with Regulation 13 of the amended *Local Government (Financial Management) Regulations 1996*.

13.2.3 OFFICER RECOMMENDATION

That the list of accounts paid for the period 1 December 2017 to 31 January 2018 be received, as per the following summary table:

DECEMBER 2017		
Voucher No	Account	Amount
5121 – 5130	Municipal (Cheques)	7,139.74
EFT25089 – EFT25235	Electronic Transfer Funds	\$800,314.09
Payroll	Electronic Transfer Funds	\$230,067.57
Superannuation	Electronic Transfer Funds	\$38,011.60
Credit Card	Corporate Credit Card	\$1,817.48
	Total Payments	\$1,077,350.48
JANUARY 2018		
Voucher No	Account	Amount
5131 – 5135	Municipal (Cheques)	\$241.15
EFT25236 – EFT25339	Electronic Transfer Funds	\$1,211,127.97
Payroll	Electronic Transfer Funds	\$350,131.92
Superannuation	Electronic Transfer Funds	\$57,505.94
Credit Card	Corporate Credit Card	\$2,794.54
	Total Payments	\$1,621,801.52

TOWN OF EAST FREMANTLE					
List of Accounts paid by the Chief Executive for December 2017 & submitted for the information of the Council Meeting to be held on 20 February 2018					
Cheque	Payment Date	Supplier	Description	Inv Amount	Cheque
CHEQUES				\$	\$
5121	N/A	N/A	CHEQUE CANCELLED DUE TO PRINTER ERROR	0.00	0.00
5122	N/A	N/A	CHEQUE CANCELLED DUE TO PRINTER ERROR	0.00	0.00
5123	N/A	N/A	CHEQUE CANCELLED DUE TO PRINTER ERROR	0.00	0.00
5124	N/A	N/A	CHEQUE CANCELLED DUE TO PRINTER ERROR	0.00	0.00
5125	12/12/2017	DEPARTMENT OF TRANSPORT	1TSB501 - TRANSFER FEE + VEHICLE LICENCE	225.30	225.30
5126	12/12/2017	TOEF	ADMIN PETTY CASH RECOUP	184.16	184.16
5127	12/12/2017	WATER CORPORATION	WATER USE AND SERVICE CHARGES AT VARIOUS LOCATIONS	5,441.93	5,441.93
5128	12/12/2017	TOEF	HACC PETTY CASH RECOUP	76.20	76.20
5129	15/12/2017	TOEF	HACC PETTY CASH RECOUP	385.30	385.30
5130	15/12/2017	WATER CORPORATION	WATER USE AND SERVICE CHARGES AT VARIOUS LOCATIONS	826.85	826.85
			CHEQUE TOTAL	\$ 7,139.74	\$ 7,139.74
EFTs					
		Supplier	Description	Inv Amount	EFT
EFT25089	05/12/2017	MAYOR JIM O'NEILL	SITTING FEES, ICT ALLOWANCE & MAYORAL ALLOWANCE FOR DEC 17	3,633.00	3,633.00
EFT25090	05/12/2017	CR. JENNY HARRINGTON	SITTING FEES & ICT ALLOWANCE FOR DEC 17	1,542.00	1,542.00
EFT25091	05/12/2017	CR. CLIFF COLLINSON	SITTING FEES & ICT ALLOWANCE FOR DEC 17	1,542.00	1,542.00
EFT25092	05/12/2017	CR. DEAN NARDI	SITTING FEES & ICT ALLOWANCE FOR DEC 17	1,542.00	1,542.00
EFT25093	05/12/2017	CR. MICHAEL MCPHAIL	SITTING FEES, ICT ALLOWANCE & DEPUTY MAYORAL ALLOWANCE FOR DEC 17	1,867.00	1,867.00
EFT25094	05/12/2017	CR. TONY WATKINS	SITTING FEES & ICT ALLOWANCE FOR DEC 17	1,542.00	1,542.00
EFT25095	05/12/2017	CR. ANDREW McPHAIL	SITTING FEES & ICT ALLOWANCE FOR DEC 17	1,542.00	1,542.00
EFT25096	05/12/2017	CR. ANDREW WHITE	SITTING FEES & ICT ALLOWANCE FOR DEC 17	1,542.00	1,542.00
EFT25097	05/12/2017	Cr. TONY NATALE	SITTING FEES & ICT ALLOWANCE FOR DEC 17	1,542.00	1,542.00
EFT25098	12/12/2017	BUNNINGS	REFILL GAS BOTTLE	23.90	23.90
EFT25099	12/12/2017	BOC LIMITED	GAS BOTTLE RENTAL 28/09/2017-28/10/2017	34.05	34.05
EFT25100	12/12/2017	COMMUNITY NEWSPAPERS	ADVERTISING OF WOOD ENCOURAGEMENT POLICY	141.02	141.02
EFT25101	12/12/2017	CITY OF COCKBURN	TIP FEES FOR MONTH OF OCTOBER 2017	2,035.00	2,035.00
EFT25102	12/12/2017	EF YACHT CLUB	ROOM/HIRE CATERING MEETING NOV 2017	460.30	460.30
EFT25103	12/12/2017	GRONBEK SECURITY	REPAIR DOVENBY HOUSE BACKDOOR	428.61	428.61
EFT25104	12/12/2017	SUEZ ENVIRONMENT RECYCLING & WASTE RECOVERY	SCHEDULED WASTE SERVICE	2,328.22	2,328.22
EFT25105	12/12/2017	SWAN YACHT CLUB	14 X STAFF AND VOLUNTEER MEALS FOR HACC CLIENT CHRISTMAS PARTY ON 13/12/2017	392.00	
			MEETING/FUNCTION DEPOSITS	596.80	988.80
EFT25106	12/12/2017	ST JOHNS AMBULANCE	FIRST AID TRAINING FOR DEPOT STAFF CONDUCTED ON 16TH NOVEMBER 2017	1,593.00	
			FIRST AID TRAINING FOR DEPOT STAFF CONDUCTED ON 16TH NOVEMBER 2017	177.00	1,770.00
EFT25107	12/12/2017	TOTAL EDEN PTY LTD	RETICULATION PARTS	90.13	90.13
EFT25108	12/12/2017	SYNERGY	POWER SUPPLY VARIOUS LOCATIONS	19,064.00	19,064.00
EFT25109	12/12/2017	YOUNGS PLUMBING	UNBLOCK FOUNTAINS AT RESERVES AND FIT NEW HOSE TAP	451.00	451.00
EFT25110	12/12/2017	GHD PTY LTD	INVESTIGATE AND DETERMINE PROJECT SCOPE FOR RIVERSIDE ROAD RECONSTRUCTION BETWEEN PIER STREET AND EAST STREET INCLUDING FEATURE SURVEY, CONCEPT PLANS FOR CONSIDERATION, FINAL DESIGN AND TENDER DOCUMENTATION. - CLAIM 6	11,395.78	11,395.78
EFT25111	12/12/2017	ALSCO PTY LTD	SANITARY SERVICES VARIOUS LOCATIONS	36.16	36.16
EFT25112	12/12/2017	KOOL LINE ELECTRICAL	REPAIR RCD TRIP BACKS IN MAIN BOARD	810.00	
			REPAIRS TO FAULTY POWER SUPPLY TO BBQ	2,650.00	
			RISING PF CABLE PIT - DUKE STREET	690.00	
			RESETTING OF RCD AND TEST AT LEFT BANK JETTY	200.00	
			ISOLATED POWER AND SWITCH, CHECKED AND TESTED LIGHTING EF CRICKET CLUB	1,386.25	
			BBQ REPAIRS	165.00	

			REPAIRS TO BBQ LIGHT	1,275.00	
			REPAIRS TO DAMAGED LIGHT ON LIGHT POLE OVER THE ROUNDABOUT	2,351.25	9,527.50
EFT25113	12/12/2017	SOUTHERN METROPOLITAN REGIONAL COUNCIL	MSW GATE FEES FOR NOVEMBER 2017	21,618.85	21,618.85
EFT25114	12/12/2017	HAVILAH LEGAL	114 X 7 DAY DEBT COLLECTION LETTERS	1,254.00	1,254.00
EFT25115	12/12/2017	KENNARDS HIRE	STUMP GRINDER HIRE	217.00	217.00
EFT25116	12/12/2017	PETRACLEAN	CLEANING SERVICES FOR NOVEMBER 2017 VARIOUS LOCATIONS	5,274.13	
			CLEANING SERVICES FOR OCTOBER 2017 VARIOUS LOCATIONS	5,038.62	10,312.75
EFT25117	12/12/2017	STRATA GREEN	1 X ARS PROFESSIONAL BYPASS LOPPER LPB30S, 4 X PELTOR H7 DELUXE HEADBAND EARMUFFS P742033, 4 X UNISAFE COMFORT EARMUFFS RBZ3HB, 10 X 500ML MAXIBLOCK 50+ SUNSCREEN SS500, 2X 10 LITRE SPEARHEAD SELECTIVE HERBICIDE J42788	1,100.99	1,100.99
EFT25118	12/12/2017	WOOLWORTHS	HACC CONSUMABLES DECEMBER 17	476.05	476.05
EFT25119	12/12/2017	EAST FREMANTLE JUNIOR FOOTBALL CLUB	KIDSPORT INVOICE EF FOOTBALL CLUB	200.00	
			KIDSPORT INVOICE EF FOOTBALL CLUB	200.00	400.00
EFT25120	12/12/2017	DAVID GRAY & CO. PTY LTD	PURCHASE OF 80 WHEELS AND 50 AXELS, 20 GREEN 240 MGBs & 20 LIDS, 5 x 120lt BINS & LIDS, 10X 120LT MGB YELLOW & LIDS, 50X 240lt MGB LIDS	3,338.28	3,338.28
EFT25121	12/12/2017	TOOLMART	BENCH GRINDER PLUS ACCESSORIES, PORTABLE AIR COMPRESSOR 50L, VARIOUS MAINTENANCE HARDWARE	1,057.95	1,057.95
EFT25122	12/12/2017	COMPLETE PORTABLES	JOHN TONKIN PARK LIQUID WASTE DISPOSAL (WASTE TANK) SERVICE INC DELIVERY/PICKUP	589.61	
			CLEANING AND DAMAGE CHARGE TO PORTABLE TOILETS	574.75	1,164.36
EFT25123	12/12/2017	AAA PRODUCTION SERVICES	EAST FREMANTLE FESTIVAL 2017 - SOUND PRODUCTION	5,790.39	5,790.39
EFT25124	12/12/2017	CLEANAWAY	RUBBISH AND RECYCLING NOVEMBER 17	36,077.31	36,077.31
EFT25125	12/12/2017	TRADEWINDS HOTEL	WALGA SOUTH METRO ZONE/SWCDEF MEETINGS- 27/11/17	1,318.00	1,318.00
EFT25126	12/12/2017	HYDRO JET	GRAFFITI REMOVAL - VARIOUS LOCATIONS THROUGHOUT THE TOWN	1,568.60	1,568.60
EFT25127	12/12/2017	SCRUFFY DOG DESIGNS	EAST FREMANTLE FESTIVAL 2017 - FESTIVAL ARTWORK DESIGN	1,171.50	1,171.50
EFT25128	12/12/2017	TAMAN DIAMOND TOOLS AND MACHINERY	MAINTENANCE EQUIPMENT - COMBI BLADE	649.00	649.00
EFT25129	12/12/2017	SUNNY SIGN COMPANY PTY LTD	3 x FINGERBOARD SIGNS FOR "EF BOWLING CLUB"	171.60	171.60
EFT25130	12/12/2017	MP ROGERS & ASSOCIATES P/L	CONSTRUCTION PHASE ASSISTANCE FOR JOHN TONKIN HEADLANDS AS PER QUOTED SCHEDULE - OCTOBER 17	9,416.85	9,416.85
EFT25131	12/12/2017	LIMESTONE BUILDING BLOCK CO. PTY. LTD	16 LIMESTONE BLOCKS 350x350x1000 X16	256.00	256.00
EFT25132	12/12/2017	D.J. PALMER (WA) PTY LTD	SUPPLY GATE FOR TIP AREA	536.56	536.56
EFT25133	12/12/2017	T-QUIP	SERVICE RIDE ON MOWERS	1,503.93	1,503.93
EFT25134	12/12/2017	FOODWORKS EAST FREMANTLE	ADMIN, WORKS, & HACC CONSUMABLES NOVEMBER 17	512.54	512.54
EFT25135	12/12/2017	OFFICEWORKS	BROCHURE PRINTING FOR HACC.	138.50	
			OFFICE AND STATIONARY SUPPLIES FOR HACC	247.47	
			TOWN PLANNING - COPYING	16.80	
			BROCHURE AND CALENDAR PRINTING FOR HACC	368.50	
			STATIONARY SUPPLIES AND USB DRIVES FOR HACC	68.40	
			SAMSUNG J1 MINI MOBILE PHONE FOR RESPITE/SOCIAL SUPPORT PROGRAM (0408945152). (HACC)	147.00	
			TOWN PLANNING - COPYING	12.00	
			TOWN PLANNING - SCANNING & COPYING	15.95	1,014.62
EFT25136	12/12/2017	KALEIDOSCOPE (JON COPE)	PERFORMANCE FEES - EAST FREMANTLE FESTIVAL 2017	800.00	800.00
EFT25137	12/12/2017	DRAINFLOW SERVICES	EDUCTING OF VARIOUS DRAINAGE PITS AROUND THE TOWN AS DIRECTED BY THE OPERATIONS MANAGER	5,544.00	5,544.00
EFT25138	12/12/2017	ADCO SERVICES	ADDITIONAL REPAIRS TO VERANDA AT SUMPTON GREEN CHILD CARE INCLUDING PAINTING	4,785.00	
			REFURBISHMENT OF GAZEBO AT RICHMOND RACEWAY PARK	4,675.00	
			RE-INSTALL DOOR AFTER BREAK IN AT EAST FREMANTLE TENNIS CLUB	110.00	9,570.00
EFT25139	12/12/2017	MACKAY URBANDESIGN	PROFESSIONAL SERVICES FOR ROYAL GEORGE HOTEL - REVIEW POTENTIAL FOR BUILT FORM	7,562.50	7,562.50
EFT25140	12/12/2017	ENVIRO SWEEP	STREET SWEEPING DESIGNATED STREETS FOR MONTH OF OCT2017	4,510.00	4,510.00
EFT25141	12/12/2017	MORGAN SCOOBY SCARFE	PERFORMANCE FEES - EAST FREMANTLE FESTIVAL 2017	1,419.00	1,419.00

EFT25142	12/12/2017	MY DELICIOUS	CHRISTMAS CAKE PIONEER LUNCH 4/12/2017	540.00	540.00
EFT25143	12/12/2017	ECO RESOURCES PTY LTD	DISPOSAL OF GENERAL WASTE FROM ROADWORKS - OCTOBER 2017	5,115.00	
			DISPOSAL OF GENERAL WASTE FROM ROADWORKS - OCTOBER 2017	1,705.00	6,820.00
EFT25144	12/12/2017	GRAEME MACALE MOBILE STAGE	EAST FREMANTLE FESTIVAL 2017 - MAIN STAGE HIRE	3,000.00	3,000.00
EFT25145	12/12/2017	BREADBOX MARKETING	SOCIAL MEDIA MANAGEMENT - OCTOBER - DECEMBER 2017	1,375.00	1,375.00
EFT25146	12/12/2017	THE CHARISMA BROTHERS - WJE BANNISTER	PERFORMANCE FEES - EAST FREMANTLE FESTIVAL 2017	500.00	500.00
EFT25147	12/12/2017	MCINTOSH & SON	SEAL WIPER	100.58	
			IEQC891 IGNITION KEY	37.42	
			LOADER PINS AND BUSHES AND SPARE KEYS	820.14	958.14
EFT25148	12/12/2017	MANTA TILING	EAST FREMANTLE FESTIVAL 2017 - ONSITE EVENT STAFF	1,309.00	1,309.00
EFT25149	12/12/2017	RACHAEL GARDNER	HACC REIMBURSEMENT NOVEMBER 2017	385.30	385.30
EFT25150	12/12/2017	MARKET CREATIONS	GRAPHIC DESIGN - STRATEGIC COMMUNITY PLAN, INCL. STYLISED POSTER	3,432.00	
			LOOK LOCAL - LOGO RECREATION	429.00	3,861.00
EFT25151	12/12/2017	SNAP PRINTING	SUPPLY AND PRINT CLASSIC PULL UP BANNER	207.90	207.90
EFT25152	12/12/2017	FACTOR ONE FINANCE FOR CORPORATE SECURITY	EF FESTIVAL 2017 - SECURITY AND TOILET CLEANER	2,417.95	2,417.95
EFT25153	12/12/2017	STEENS GRAY & KELLY PTY LTD	MECHANICAL DESIGN AND CONTRACT DOCUMENTATION/CONTRACT ADMINISTRATION - TOWN HALL RENOVATIONS - CLAIM 9	935.00	935.00
EFT25154	12/12/2017	STOTTHOARE	MICROSOFT OPEN VALUE LICENCES SOFTWARE ASSURANCE YEAR 2 OF 3	17,558.48	17,558.48
EFT25155	12/12/2017	ANDREW MALONE	REIMBURSEMENT OF COSTS OF DINNER FOR CDAC MEETING GROUP	148.40	
			REIMBURSEMENT OF COST OF NEW TYRE FOR VW GOLF 1GDS732	135.00	283.40
EFT25156	12/12/2017	SIMPLEPAY SOLUTIONS	SIMPLE PAY CREDIT CHARGE TRANSACTIONS FOR LEEUWIN BOAT RAMP NOVEMBER 17	259.18	259.18
EFT25157	12/12/2017	AXIIS CONTRACTING PTY LTD	FOOTPATH REPAIRS - 56A PPT ROAD, EAST FREMANTLE	550.00	550.00
EFT25158	12/12/2017	ICS AUSTRALIA	EAST FREMANTLE TOWN HALL REFURBISHMENT & ADDITION - CLAIM 5	370,874.03	370,874.03
EFT25159	12/12/2017	IRON MOUNTAIN	UPLIFT AND STORAGE RETENTION, BARCODES FOR VAULT STORAGE 01/11/17-30/11/17	9.50	9.50
EFT25160	12/12/2017	PLATINUM BAGS	BRANDED CALICO BAGS X 5000	12,100.00	12,100.00
EFT25161	12/12/2017	CONTATORE ENGINEERING	REPAIRS TO LOADER REGO 1EQC891AS QUOTED	3,520.00	3,520.00
EFT25162	12/12/2017	NATURE CALLS PORTABLE TOILETS	EAST FREMANTLE FESTIVAL 2017 - TOILET HIRE, INCLUDING DELIVERY / 1 X PUMP / PICK-UP	2,136.00	2,136.00
EFT25163	12/12/2017	SUITCASE CIRCUS	PERFORMANCE FEES - EAST FREMANTLE FESTIVAL 2017	1,890.00	1,890.00
EFT25164	12/12/2017	BIZIRCUS	PERFORMANCE FEES - EAST FREMANTLE FESTIVAL 2017	1,400.00	1,400.00
EFT25165	12/12/2017	FACE PAINTING BY SHARNAH	PERFORMANCE FEES - EAST FREMANTLE FESTIVAL 2017	350.00	350.00
EFT25166	12/12/2017	ANITA DOWNES	PERFORMANCE FEES - EAST FREMANTLE FESTIVAL 2017	400.00	400.00
EFT25167	12/12/2017	JEREMIAS SOSA	PERFORMANCE FEES - EAST FREMANTLE FESTIVAL 2017	200.00	200.00
EFT25168	12/12/2017	CIRQUE ESPACE PTY LTD	PERFORMANCE FEES - EAST FREMANTLE FESTIVAL 2017	1,080.00	1,080.00
EFT25169	12/12/2017	ARTISTIC CARPENTRY	REPAIR TO BOTH PEDESTRIAN BRIDGES AT MERV COWAN PARK AS QUOTED.	6,028.00	6,028.00
EFT25170	12/12/2017	ARI DAVIS	PERFORMANCE FEES - EAST FREMANTLE FESTIVAL 2017	300.00	300.00
EFT25171	12/12/2017	CAPPUCCINO ORCHESTRA	PERFORMANCE FEES - EAST FREMANTLE FESTIVAL 2017	400.00	400.00
EFT25172	12/12/2017	CHARLIE SCOTT MUSIC	PERFORMANCE FEES - EAST FREMANTLE FESTIVAL 2017	150.00	150.00
EFT25173	12/12/2017	ALISON HANSEN	REFUND OF OVERPAYMENT OF PARKING TICKET	12.00	12.00
EFT25174	12/12/2017	AHRI AUSTRALIAN HR INSTITUTE	ANNUAL HR SUBSCRIPTION DEC 2017 - DEC 2018	360.00	360.00
EFT25175	12/12/2017	DAVID TAYLOR	REIMBURSEMENT OF MOBILE RECHARGE FEES - JUNE TO DECEMBER, FUEL PURCHASES FOR IGET820 & PARKING FEES	475.20	475.20
EFT25176	12/12/2017	ALINTA ENERGY	GAS SUPPLY VARIOUS LOCATIONS	618.10	618.10
EFT25177	14/12/2017	LAURA VIVIAN MOLLIKA	FOOTPATH DEPOSIT REFUND	1,500.00	1,500.00
EFT25178	14/12/2017	ROBERT PHILLIP PAYNE	FOOTPATH DEPOSIT REFUND	1,505.80	1,505.80
EFT25179	14/12/2017	RUSSELL PHILLIP QUINN	FOOTPATH DEPOSIT REFUND	1,500.00	1,500.00
EFT25180	14/12/2017	HEPWORTH CONSTRUCTION	FOOTPATH DEPOSIT REFUND	1,500.00	1,500.00
EFT25181	15/12/2017	AUSTRALIA POST	POSTAGE NOVEMBER 2017	1,435.34	1,435.34

EFT25182	15/12/2017	CONSTRUCTION TRAINING FUND	CONSTRUCTION TRAINING FUND COLLECTED NOVEMBER 2017	3,042.25	3,042.25
EFT25183	15/12/2017	OFFICEMAX AUSTRALIA LTD	OFFICE STATIONERIES ORDERED ON 06.12.2017	251.10	251.10
EFT25184	15/12/2017	EAST FREMANTLE YACHT CLUB	ROOM USAGE/CATERING TOWN PLANNING & BUILDING COMMITTEE 05/12/17	210.80	
			ROOM USAGE/CATERING COUNCIL MEETING 12/12/17	508.50	719.30
EFT25185	15/12/2017	FREMANTLE HERALD	EAST FREMANTLE FESTIVAL 2017 - PRINT AND LETTERBOX DROP 40,000 FLYERS	3,979.00	
			EAST FREMANTLE FESTIVAL 2017 - FESTIVAL ADVERTISING, WHAT'S ON REMINDER	3,170.20	
			CHRISTMAS CLOSURE/WASTE COLLECTION ADVERTISEMENT	258.88	7,408.08
EFT25186	15/12/2017	OPTUS	MOBILE PHONE USAGE 22/10/2017-21/11/2017	309.62	309.62
EFT25187	15/12/2017	TELSTRA	HACC MOBILE DECEMBER 2017	20.77	20.77
EFT25188	15/12/2017	FASTA COURIERS	COURIER COSTS 15/11/17 - 30/11/17	76.38	76.38
EFT25189	15/12/2017	J & M ASPHALT	SUPPLY AND DELIVER DRAIN SEGMENTS - PETRA STREET & WINDSOR ROAD	2,816.00	2,816.00
EFT25190	15/12/2017	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	REGISTRATION FOR LG PROFESSIONAL ANNUAL STATE CONFERENCE 2017	1,870.00	1,870.00
EFT25191	15/12/2017	SNAP PRINTING	EAST FREMANTLE FESTIVAL TOWN TENT DISPLAY: 3 X A2 POSTER, LAMINATED, FOOD TRUCK TRIAL: 10 X A3 S/S POSTERS & 1,000 A5 S/S FLYERS	354.75	354.75
EFT25192	15/12/2017	THE PAPER COMPANY OF	A4 COPY PAPER X 50 REAMS	192.50	192.50
EFT25193	15/12/2017	KONICA MINOLTA BUSINESS SOLUTIONS	BIZHUB 368HACC PRINTER COPY CHARGES 01/11/2017-30/11/2017	12.27	12.27
EFT25194	15/12/2017	ADCO SERVICES	REPAIRS TO VERANDA AT SUMPTON GREEN CHILD CARE AS DIRECTED	3,960.00	3,960.00
EFT25195	15/12/2017	PAULINE STELLAMANS	REIMBURSEMENT FOR COST OF OBTAINING POLICE CLEARANCE	52.60	52.60
EFT25196	15/12/2017	INJURY CONTROL COUNCIL OF WA	1 X STAFF ATTENDANCE AT REDUCING ALCOHOL RELATED HARM SEMINAR	20.00	20.00
EFT25197	15/12/2017	THE INFORMATION MANAGEMENT GROUP (TIMG)	OFFSITE TAPE STORAGE CHARGES 01/11/2017-30/11/2017	153.48	153.48
EFT25198	15/12/2017	FUJI XEROX	COPY CHARGES DOVENBY HOUSE PRINTER 01/11/2017-30/11/2017	306.85	306.85
EFT25199	15/12/2017	WESTERN AUSTRALIAN ELECTORAL COMMISSION	COST OF RUNNING LOCAL GOVERNMENT ELECTIONS INCLUDING - RETURNING OFFICER COSTS, STATUTORY ADVERTISING, CAMPAIGN	29,548.27	29,548.27
EFT25200	15/12/2017	VOCUS COMMUNICATIONS	INTERNET UNLIMITED- TOWN HALL & DEPOT 01/01/2018-31/01/2018	1,864.50	
			INTERNET SERVICE (HACC) 01/01/18 - 01/02/18	50.00	1,914.50
EFT25201	15/12/2017	MARKET CREATIONS	BUSINESS CARDS - ELECTED MEMBERS - NEW BRAND	396.00	
			BUSINESS CARDS - ELECTED MEMBERS - NEW BRAND	286.00	682.00
EFT25202	15/12/2017	SNAP PRINTING	ARTWORK & PRINT A4 NEWSLETTER	1,199.00	1,199.00
EFT25203	15/12/2017	REDFISH TECHNOLOGIES PTY LTD	INSTALLATION OF AV EQUIPMENT TO TOWN HALL PLUS VARIATION ADDED - HDMI CABLES AND ASSOCIATED WORKS	36,517.05	36,517.05
EFT25204	15/12/2017	REKHA SARAVANAN	REIMBURSEMENT OF COSTS OF OBTAINING POLICE CLEARANCE	52.60	52.60
EFT25205	15/12/2017	ZIRCODATA	OFFSITE STORAGE 26/10/2017-25/11/2017	42.14	42.14
EFT25206	15/12/2017	LGIS BROKING	MOTOR VEHICLE 2016-2017 PREMIUM ADJUSTMENT - ADDITIONAL PREMIUM	1,777.23	1,777.23
EFT25207	15/12/2017	IRON MOUNTAIN	UPLIFT AND STORAGE RETENTION, BARCODES FOR VAULT STORAGE 01/12/17 - 31/12/17	9.50	9.50
EFT25208	15/12/2017	BLING TRIO	ENTERTAINMENT FOR HACC CENTRE BASED DAY CARE CLIENT CHRISTMAS PARTY ON 13/12/2017	200.00	200.00
EFT25209	15/12/2017	WA CONTRACT RANGER SERVICES PTY LTD	CONTRACT RANGER FOR 5 WEEKS @ 3 TO 5 DAYS PER WEEK - 28/11/2017-08/12/2017	3,388.00	3,388.00
EFT25210	15/12/2017	LANTERN ARCHITECTURE (LANTERN CREATIVE PTY LTD)	WORKS TO FOOTINGS AT REAR SECTION OF BUILDING AS PER LETTER DATED 17/10/2017- 128A GEORGE STREET PLUS INSULATION - MATERIALS AND INSTALLATION	3,197.15	
			RECTIFICATION WORKS COMPLETED AT THE PREMISES AT 128A GEORGE ST, EAST FREMANTLE AS PER LETTER DATED 08/11/2017	4,315.00	7,512.15
EFT25211	22/12/2017	AUSTRALIAN SERVICES UNION	PAYROLL DEDUCTIONS DECEMBER 17	54.90	54.90
EFT25212	22/12/2017	CHILD SUPPORT AGENCY	PAYROLL DEDUCTIONS DECEMBER 17	662.28	662.28
EFT25213	22/12/2017	BOC LIMITED	GAS BOTTLE RENTAL 29/10/2017-27/11/2017	32.93	32.93
EFT25214	22/12/2017	EAST FREMANTLE YACHT CLUB	DONATION TOWARDS COMMUNITY EVENT TO BE HELD 07/01/18	500.00	500.00
EFT25215	22/12/2017	O'CONNOR LAWNMOWER & CHAINSAW CENTRE	5L SYNTHETIC 2 STROKE OIL	148.40	148.40
EFT25216	22/12/2017	TELSTRA	CEO MOBILE 16/11-2017-15/12/17	51.00	51.00
EFT25217	22/12/2017	MAJOR MOTORS	REGISTRATION COSTS, INSURANCE AND WEIGHBRIDGE COSTS FOR ISUZU REG NO 1GKM815	471.75	471.75
EFT25218	22/12/2017	TREE PLANTING & WATERING	STREET TREE WATERING FOR OCTOBER	6,729.84	6,729.84

TOWN OF EAST FREMANTLE					
List of Accounts paid by the Chief Executive for January 2017 & submitted for the information of the Council Meeting to be held on 20 February 2018					
Cheque	Payment Date	Supplier	Description	Inv Amount	Cheque
CHEQUES				\$	\$
5131	17/01/2018	DEPARTMENT OF TRANSPORT	REGISTRATION FEES FOR 1TSB501 TO EXPIRE 31/07/18	23.45	23.45
5132	24/01/2018	TOEF	ADMIN PETTY CASH RECOUP 31/12/17	67.90	67.90
5133	24/01/2018	TOEF	HACC PETTY CASH RECOUP 31/12/17	65.80	65.80
5134	24/01/2018	MR SCOTT YULL	REIMBURSEMENT OF OVERPAYMENT OF PARKING FEES - LAUNCHING RAMP CAR PARK	36.00	36.00
5135	24/01/2018	MR BROCK SHEPHERDSON	REIMBURSEMENT OF OVERPAYMENT OF PARKING FEES - LAUNCHING RAMP CAR PARK	48.00	48.00
CHEQUE TOTAL				\$ 241.15	\$ 241.15
EFTs		Supplier	Description	Inv Amount	EFT
EFT25236	05/01/2018	BUNNINGS	VARIOUS HARDWARE AS REQUIRED	120.92	120.92
EFT25237	05/01/2018	CITY OF COCKBURN	TIP FEES FOR NOVEMBER 2017	12,641.01	12,641.01
EFT25238	05/01/2018	SWAN YACHT CLUB	MEETINGS/FUNCTIONS OCT-DEC 2017	12,086.80	12,086.80
EFT25239	05/01/2018	TELSTRA	TOWN HALL PHONE LINE	71.07	
			RESPITE CENTRE PHONE	124.49	195.56
EFT25240	05/01/2018	TOTAL EDEN PTY LTD	VARIOUS IRRIGATION SUPPLIES	514.62	514.62
EFT25241	05/01/2018	SYNERGY	POWER SUPPLY VARIOUS LOCATIONS	25,612.40	25,612.40
EFT25242	05/01/2018	W.A. BLUEMETAL	DELIVERY ROAD BASE TO DEPOT	474.10	474.10
EFT25243	05/01/2018	RENOWN TYRE COMPANY	REPLACEMENT TYRE FOR MITSUBISHI ROSA BUS 1 DTB605.	374.00	374.00
EFT25244	05/01/2018	STRATA GREEN	16 X 500ML BOTTLES OF AQUAPRO BIONATURAL ALGAWAY	457.60	457.60
EFT25245	05/01/2018	MP ROGERS & ASSOCIATES	CONSTRUCTION PHASE ASSISTANCE FOR JOHN TOKIN HEADLANDS AS PER QUOTED SCHEDULE	2,465.75	2,465.75
EFT25246	05/01/2018	FOCUS NETWORKS	SCHEDULED SUPPORT 3 HOURS PER WEEK + HELPDESK AND MONTHLY SERVER UPDATES 16/11/2017-30/11/2017	1,697.19	
			SCHEDULED SUPPORT 3 HOURS PER WEEK + HELPDESK AND MONTHLY SERVER UPDATES 16/10/2017-30/10/2017	2,774.75	
			SCHEDULED SUPPORT 3 HOURS PER WEEK + HELPDESK AND MONTHLY SERVER UPDATES 03/11/2017-15/11/2017	1,839.09	
			ANNUAL SUPPORT FOR NEW SERVER - HPE FOUNDATION CARE 24x7 SVC. 10/11/2017-9/11/2018, HPE FOUNDATION CARE 24x7 SVC. 10/11/2017-9/11/2018, LICENSE ACTIVATION FEE - ACTIVATE LICENSE ON APPLIANCE/ SOFTWARE & DOCUMENT NEW RENEWAL DETAILS	3,214.20	9,525.23
EFT25247	05/01/2018	POTHOLE MASTERS PTY LTD	SUPPLY AND LAY GRAVEL PAVE HOT MIX AS REQUIRED FOR FOOT PATH AND DRIVEWAY CROSSOVERS	7,711.00	
			SUPPLY AND LAY HOT MIX ASPHALT - VARIOUS LOCATIONS	1,248.50	8,959.50
EFT25248	05/01/2018	INCLUSIVE BUILDING CONSULTANTS	PROVISION OF BUILDING SURVEYING SERVICES SEPTEMBER - DECEMBER 2017	3,960.00	3,960.00
EFT25249	05/01/2018	HORIZON WEST LANDSCAPE & IRRIGATION PL	IRRIGATION REPAIRS VARIOUS LOCATIONS	3,116.18	3,116.18
EFT25250	05/01/2018	REPCO	1 BATTERY FOR WORKS TIPPING TRAILER	209.30	209.30
EFT25251	05/01/2018	PRIMARIES	CARTON TOM KAT RAT BAITS	474.41	474.41
EFT25252	05/01/2018	ICS AUSTRALIA	EAST FREMANTLE TOWN HALL REFURBISHMENT - CERTIFICATE 06 JOB NO. 1632	515,507.29	515,507.29
EFT25254	05/01/2018	MMM WA PTY LTD	VARIATION 1 - ADDITIONAL SAND RENOURISHMENT FOR JOHN TOKIN HEADLANDS PROJECT	42,185.00	
			CONSTRUCTION OF JOHN TONKIN HEADLANDS AND FORESHORE RENOURISHMENT AND ALL SUPPORTING DOCUMENTATION	95,316.07	137,501.07
EFT25255	05/01/2018	MERGER CONTRACTING PTY LTD T/AS J & M ASPHALT	FOOTPATH WORKS AS PER RFT04 1718 ON WALTER STREET - PROGRESS CLAIM 5	24,303.25	
			FOOTPATH WORKS AS PER RFT04 1718 ON WINDSOR ROAD PROGRESS CLAIM 2	31,506.77	
			FOOTPATH WORKS AS PER RFT04 1718 ON PETRA STREET - PROGRESS CLAIM 1	31,184.20	86,994.22
EFT25256	05/01/2018	INDUSTRIAL ROADPAVERS (WA) PTY LTD	ROADWORKS AS PER RFT03-2017/18 ON MOSS STREET 95% COMPLETE	12,933.97	
			ROADWORKS AS PER RFT03-2017/18 ON GEORGE STREET 95% COMPLETE	17,597.80	
			ROADWORKS AS PER RFT03-2017/18 ON FLETCHER STREET 95% COMPLETE	39,583.56	70,115.33
EFT25257	05/01/2018	ACO PTY LTD	PURCHASE OF GRATED DRAIN	684.20	684.20

EFT25258	05/01/2018	WA CONTRACT RANGER SERVICES PTY LTD	CONTRACT RANGER FOR 13/12/17-22/12/17	3,388.00	3,388.00
EFT25259	05/01/2018	CHIARELLI HOLDINGS PTY LTD	DELIVERY OF 4 LOADS OF CLEAN YELLOW SAND	1,540.00	1,540.00
EFT25260	05/01/2018	JONATHON DODD	REIMBURSEMENT OF OVERPAYMENT OF PARKING FEES - LAUNCHING RAMP CAR PARK	36.00	36.00
EFT25261	05/01/2018	CALTEX	FUEL USE NOVEMBER 2017	5,462.25	
			FUEL USE DECEMBER 2017	5,100.83	10,563.08
EFT25262	10/01/2018	MAYOR JIM O'NEILL	SITTING FEES, ICT ALLOWANCE& MAYORAL ALLOWANCE FOR JAN 2018	3,633.00	3,633.00
EFT25263	10/01/2018	CR. JENNY HARRINGTON	SITTING FEES & ICT ALLOWANCE FOR JANUARY 2018	1,542.00	1,542.00
EFT25264	10/01/2018	CR. CLIFF COLLINSON	SITTING FEES FOR JANUARY 2018	1,292.00	1,292.00
EFT25265	10/01/2018	CR. DEAN NARDI	SITTING FEES & ICT ALLOWANCE FOR JANUARY 2018	1,542.00	1,542.00
EFT25266	10/01/2018	CR. MICHAEL MCPHAIL	SITTING FEES, ICT ALLOWANCE & DEPUTY MAYORAL ALLOWANCE FOR JANUARY 2018	1,867.00	1,867.00
EFT25267	10/01/2018	CR. TONY WATKINS	SITTING FEES & ICT ALLOWANCE FOR JANUARY 2018	1,542.00	1,542.00
EFT25268	10/01/2018	ANDREW DRIVER	REIMBURSEMENT OF COSTS - UNIFORM BADGE TAILORING	71.80	71.80
EFT25269	10/01/2018	CR. ANDREW MCPHAIL	SITTING FEES & ICT ALLOWANCE FOR JANUARY 2018	1,542.00	1,542.00
EFT25270	10/01/2018	CR. ANDREW WHITE	SITTING FEES & ICT ALLOWANCE FOR JANUARY 2018	1,542.00	1,542.00
EFT25271	10/01/2018	LIONS CLUB OF EAST FREMANTLE	REIMBURSEMENT OF PRINTING COSTS FOR EF LIONS CLUB RIVERSIDE MARKETS	320.00	
			REIMBURSEMENT OF COSTS OF TOILET HIRE FOR EF LIONS CLUB RIVERSIDE MARKETS	140.00	460.00
EFT25272	10/01/2018	Cr. TONY NATALE	SITTING FEES & ICT ALLOWANCE FOR JANUARY 2018	1,542.00	1,542.00
EFT25273	18/01/2018	CONSTRUCTION TRAINING FUND	CONSTRUCTION TRAILING FUND COLLECTED DECEMBER 17	1,883.50	1,883.50
EFT25274	18/01/2018	BOC LIMITED	GAS BOTTLE RENTAL 28/11/17 - 28/12/17	34.05	34.05
EFT25275	18/01/2018	FREMANTLE HERALD	PRINT & DELIVER 10,000 D/S FULL-COLOUR 150gsm DL "EVENT FLYERS": EAST FREMANTLE, PALMYRA , WHITE GUM VALLEY	1,219.90	1,219.90
EFT25276	18/01/2018	OPTUS	MOBILE PHONE USE 22/11/17 - 21/12/17	339.69	339.69
EFT25277	18/01/2018	TITAN FORD	15,000 KM SERVICE FORD FOCUS IGEN342	300.00	300.00
EFT25278	18/01/2018	WORK CLOBBER	DEPOT STAFF UNIFORMS AND BOOTS INCLUDING SAFETY GLASSES AND HATS	924.37	
			RANGER UNIFORMS	624.60	1,548.97
EFT25279	18/01/2018	SYNERGY	POWER SUPPLY VARIOUS LOCATIONS	73.30	73.30
EFT25280	18/01/2018	L L & R M CROLL	RATES REFUND	908.58	908.58
EFT25281	18/01/2018	KONICA MINOLTA BUSINESS SOLUTIONS	KONICA MINOLTA PHOTOCOPIER COPY CHARGES 01/12/17 - 31/12/17	11.48	11.48
EFT25282	18/01/2018	FUJI XEROX	FUJI XEROX DC5C6675T - DOVENBY HOUSE - COPY CHARGES 01/12/17 - 31/12/17	343.35	343.35
EFT25283	18/01/2018	VOCUS COMMUNICATIONS	INTERNET SERVICE (HACC) 01/02/18 - 01/03/18	50.00	50.00
EFT25284	18/01/2018	APARC AUSTRALIAN PARKING & REVENUE CONTROL PTY LTD	MONTHLY CHARGES FOR PARKING MACHINES INCL LICENCE AND COMMUNICATION COSTS - DECEMBER 17	165.00	165.00
EFT25285	18/01/2018	ZIRCODATA	OFFSITE STORAGE 26/11/17-5/12/17	42.14	42.14
EFT25286	18/01/2018	SIMPLEPAY SOLUTIONS PTY LIMITED	SIMPLE PAY CREDIT CHARGE TRANSACTIONS FOR LEEUWIN BOAT RAMP DECEMBER 17	595.32	595.32
EFT25287	18/01/2018	IRON MOUNTAIN	UPLIFT AND STORAGE RETENTION, BARCODES FOR VAULT STORAGE 01/01/18 - 31/01/18	9.50	9.50
EFT25288	18/01/2018	RR & JD FITZGERALD	RATES REFUND	171.53	171.53
EFT25289	24/01/2018	GABRIELLE AZZOLLINI	BOND REFUND	304.00	304.00
EFT25290	24/01/2018	DIAMOND WAY BUDDHIST ASSN OF WA (DIAMOND WAY GROUP)	BOND REFUND	220.00	220.00
EFT25291	24/01/2018	JEFF ATKINSON	BOND REFUND	300.00	300.00
EFT25292	24/01/2018	BUNNINGS	VARIOUS HARDWARE AS REQUIRED	470.12	470.12
EFT25293	24/01/2018	CITY OF COCKBURN	TIP FEES DECEMBER 2017 - 40 X PASSES PLUS BULK VERGE RUBBISH	11,888.31	11,888.31
EFT25294	24/01/2018	SUEZ ENVIRONMENT RECYCLING & WASTE RECOVERY	WASTE COLLECTION 46 EAST STREET DECEMBER 17	2,328.22	
			WASTE COLLECTION 46 EAST STREET JANUARY 18	2,328.22	4,656.44
EFT25295	24/01/2018	TELSTRA	DEPOT TELEPHONE	89.99	
			HACC MOBILE PHONE	95.73	
			RESPIRE CENTRE PHONE TO 07/01/18	90.21	275.93
EFT25296	24/01/2018	TOTAL EDEN PTY LTD	VARIOUS IRRIGATION PARTS	748.30	
			RETICULATION SUPPLIES	209.70	958.00
EFT25297	24/01/2018	WORK CLOBBER	RANGER UNIFORM - 1 PAIR OF BOOTS	170.10	170.10
EFT25298	24/01/2018	SYNERGY	POWER SUPPLY VARIOUS LOCATIONS	98.80	98.80
EFT25299	24/01/2018	YOUNGS PLUMBING SERVICE	INSTALLATION OF TAP ON FOUNTAIN AND REPAIRS TO FOUNTAIN	1,303.20	
			INSTALLATION OF NEW SUB METER TO BOAT RAMP AT ZEPHYRS AND LOCATE AND RECONNECT WATER TO FOUNTAIN AT JOHN TONKIN	1,530.11	2,833.31

EFT25300	24/01/2018	FASTA COURIERS	COURIER COSTS 15/12/17 - 31/12/17	69.32	
			COURIER COSTS 01/01/18- 15/01/18	55.63	124.95
EFT25301	24/01/2018	SMRC LOAN REPAYMENT ACCOUNT	RRRC LOAN REPAYMENT - GUARANTEE FEE	2,065.37	
			RRRC LOAN REPAYMENT FOR DECEMBER 2017 QUARTER	28,714.05	30,779.42
EFT25302	24/01/2018	TOTAL PACKAGING (WA)	15 CARTONS (60 BOXES) OF CANINE BAGS	3,775.20	3,775.20
EFT25303	24/01/2018	ALSCO PTY LTD	SANITARY SERVICES FOR DOVENBY HOUSE, OLD POLICE STATION & COUNCIL DEPOT	28.57	28.57
EFT25304	24/01/2018	SWAN LOCK SERVICES PTY LTD	SUPPLY AND INSTALL 2 X ABLOY DISCLOCK PRO 530CYLINDERS TO TRICOLORE PANTRY AND STORAGE ROOM	670.60	670.60
EFT25305	24/01/2018	MCGEES NATIONAL PROPERTY CONSULTANTS	MOORING PEN VALUATION	2,750.00	2,750.00
EFT25306	24/01/2018	SOUTHERN METROPOLITAN REGIONAL COUNCIL	MRF GATE FEES FOR DECEMBER 17	1,468.42	
			GREEN WASTE GATE FEES FOR DECEMBER 17	150.00	
			GREEN WASTE GATE FEES FOR NOVEMBER 17 - TRAILER PASS X 1	30.00	
			OVER COMPACTION FOR DECEMBER 17	343.86	
			MRF GATE FEES FOR NOVEMBER - MIXED RECYCLABLES	1,441.44	
			MSW GATE FEES FOR DECEMBER 17 - 01/12/17 - 10/12/17	17,279.02	
			MSW GATE FEES FOR JAN 18 - 01/01/18 - 14/01/18	22,854.98	
			MSW GATE FEES FOR DECEMBER 17 - 11/12/17 - 31/12/17	43,976.16	
			MSW GATE FEES FOR NOVEMBER 17 13/11/17 - 30/11/17	38,908.58	126,452.46
EFT25307	24/01/2018	WESTERN AUSTRALIA LOCAL GOVERNMENT ASSOCIATION	COUNCIL CONNECT SUBSCRIPTION (ANNUAL) - WEBSITE DEVELOPMENT STAGE 3	4,874.50	4,874.50
EFT25308	24/01/2018	PETRA CLEAN	CLEANING SERVICES - DECEMBER 2017	4,430.65	4,430.65
EFT25309	24/01/2018	KONNECT	20L CITRA-FORCE DEGREASER	453.33	453.33
EFT25310	24/01/2018	KERB DOCTOR	INSTALL SEMI MOUNTABLE KERB - CLAYTON STREET	5,012.70	5,012.70
EFT25311	24/01/2018	WOOLWORTHS	HACC CONSUMABLES	342.44	342.44
EFT25312	24/01/2018	KELYN TRAINING SERVICES	OPERATIONS STAFF TRAINING - RENEWAL OF TRAFFIC MANAGEMENT COURSE - 9 PARTICIPANTS, WORK SAFETY COMPONENT - 9 PARTICIPANTS	3,030.00	3,030.00
EFT25313	24/01/2018	ENVIROLAB SERVICES WA PTY LTD (MPL LABORATORIES)	ANALYSIS OF SUSPECTED SAMPLE OF ASBESTOS	110.00	110.00
EFT25314	24/01/2018	THE PAPER COMPANY OF AUSTRALIA	A4 COPY PAPER	106.98	106.98
EFT25315	24/01/2018	HYDRO JET	GRAFFITI REMOVAL AT 8 SITES ON CANNING HIGHWAY	2,024.00	2,024.00
EFT25316	24/01/2018	KONICA MINOLTA BUSINESS SOLUTIONS	KONICA MINOLTA BIZHUB C658 - OLD POLICE STATION - COPY CHARGES 13/11/19 - 12/12/17	457.90	457.90
EFT25317	24/01/2018	SUNNY SIGN COMPANY	PROVIDE 2 X STREET SIGNS AS DIRECTED	118.80	
			24 X VARIOUS SIGNS	757.90	876.70
EFT25318	24/01/2018	FOODWORKS EAST FREMANTLE	ADMIN, HACC, RANGERS & OPERATIONS CONSUMABLES DECEMBER 17	261.43	261.43
EFT25319	24/01/2018	OFFICEWORKS	COPY OF PLANS AND BINDING	111.20	
			OFFICE SUPPLIES AND PRINTER TONER FOR HACC	183.35	294.55
EFT25320	24/01/2018	FOCUS NETWORKS	BUILD AND CONFIGURE SYNERGY ONLINE SERVER, PERFORM SSL/443 FIREWALL PORT FORWARDS AND PUBLISH NEW A-RECORD BOTH INTERNAL & EXTERNAL WITH DHS HOST, HTTPS SSL CERTIFICATE 2 YEAR \$, INSTALL & CONFIGURE SSL CERTIFICATE AND COMPLETE CERTIFICATE AUTHORITY EXPORT/ IMPORT PROCESS	1,985.50	
			EMAIL PROTECTION SERVICE 44 MAIL BOXES, ONLINE BACKUP & DISASTER RECOVERY SERVICE & HOSTED ANTIVIRUS - 50 NODES DECEMBER 17	1,353.99	
			SCHEDULED SUPPORT 3 HOURS PER WEEK + HELPDESK AND MONTHLY SERVER UPDATES 01/12/17 - 15/12/17	1,936.33	
			SCHEDULED SUPPORT 3 HOURS PER WEEK + HELPDESK AND MONTHLY SERVER UPDATES 18/12/17 - 28/12/17	2,734.71	
			EMAIL PROTECTION SERVICE 44 MAIL BOXES, ONLINE BACKUP & DISASTER RECOVERY SERVICE & HOSTED ANTIVIRUS - 50 NODES JANUARY 18	1,352.12	9,362.65
EFT25321	24/01/2018	ENVIRO SWEEP	SWEEPING OF DESIGNATED STREET FOR DECEMBER 17	4,510.00	4,510.00
EFT25322	24/01/2018	WORLD DIESEL	REGULAR SERVICE ON TOYOTA DUAL CAB UTE 1DTJ953	431.81	431.81
EFT25323	24/01/2018	ENVIRONMENTAL HEALTH AUSTRALIA (SA) INC.	5 FOOD PREMISES INSPECTION BOOKS	212.45	212.45
EFT25324	24/01/2018	THE WORKWEAR GROUP	STAFF UNIFORMS	3,017.25	3,017.25
EFT25325	24/01/2018	LANDGATE	GRV INTERIM VALUATIONS DATED 18/11/17 - 01/12/17 AND 02/12/17 - 15/12/17	256.64	
			GRV INTERIM VALUATIONS DATED 16/12/17 - 29/12/17	384.96	641.60
EFT25326	24/01/2018	THE INFORMATION MANAGEMENT GROUP (TIMG)	OFFSITE TAPE STORAGE ARCHIVE 01/12/17 - 31/12/17	153.48	153.48

12.2.4 Community Assistance Grants and Sponsorship Program – 2017-2018 Round 2 Request Approvals

File ref	A/CGF1
Prepared by	Karen Dore, Economic & Community Development Officer
Supervised by	David Taylor, Executive Manager Corporate & Community Services
Meeting Date	20 February 2018
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	1. Community Grants Advisory Group Minutes dated 07/02/18 2. Submission Summary

Purpose

The purpose of this report is for Council to consider endorsing the recommendation from the Community Grants Advisory Group meeting, held on the 7 February 2018, to approve the five (5) proposed Community Assistance Grant 2017-2018 Round 2 requests.

Executive Summary

The Community Grants Advisory Group met on 7 February 2018 to assess seven (7) submissions received under the Community Assistance Grants (CAG) Program, 2017-2018 Round 2.

Group	Amount requested
Ballet West Academy	1,000.00
East Fremantle Croquet Club	995.00
East Fremantle Junior Football Club	965.00
East Fremantle Women's Football Club	825.00
East Freo Farm	189.10
Hurricane Dragon Boat & Outrigger Canoe Club	1,000.00
Richmond Primary School P&C	700.00
TOTAL	\$5,674.10

The Advisory Group members, being Acting Mayor Michael McPhail, Cr Andrew McPhail, community members, Suzi Nelson and John Chisholm, Acting Chief Executive Officer (David Taylor) and Economic & Community Development Officer (Karen Dore) discussed all seven (7) submissions and recommended that the following five (5) requests should be funded.

Group	Amount requested
East Fremantle Croquet Club	995.00
East Fremantle Junior Football Club	965.00
East Fremantle Women's Football Club	825.00
East Freo Farm	189.10
Hurricane Dragon Boat & Outrigger Canoe Club	1,000.00
TOTAL	\$3,974.10

Background

The Community Grants and Sponsorship Policy and the Community Assistance Grants Program were adopted by Council in June 2016. They provide an orderly and consistent way of considering small funding requests on an annual basis.

The Community Assistance Grant Program was introduced in the 2016-2017 financial year. An allocation of \$30,000 was provided in the 2016-2017 budget, with \$20,000 allocated in 2017-2018.

Six (6) submissions, amounting to \$4,225, were approved during Round 1 of the 2017-2018 program, leaving a balance of \$15,775 available for Round 2.

Consultation

On 13 October 2017 twenty nine (29) local community and sporting groups were emailed information, including guidelines and an application form, regarding the opportunity to apply for funds. A further two (2) emails were sent during November and December.

The information was also circulated, on multiple occasions, through the Town's E-Newsletter, website and Facebook page.

Statutory Environment

Not applicable.

Financial Implications

Council allocated \$20,000 in its 2017-2018 budget. \$4,225 of this allocation was utilised during Round 1 of the 2017-2018 program, leaving a balance of \$15,775 available for Round 2.

Strategic Implications

Strategic Priority 1 – Social – A socially connected, inclusive and safe community

1.1 Facilitate appropriate local services for the health and wellbeing of the community

- 1.1.1 Facilitate or partner to ensure a range of quality services are provided at a local level
- 1.1.2 Strengthen the sense of place and belonging through inclusive community interaction and participation

1.2 Inviting open spaces, meeting places and recreational facilities

- 1.2.1 Provision of adequate recreational, sporting and social facilities
- 1.2.2 Activate inviting open spaces that encourage social connection

1.3 Strong community connection within a safe and vibrant lifestyle

- 1.3.1 Partner and educate to build a strong sense of community safety
- 1.3.2 Facilitate opportunities for people to people to develop community connections and foster local pride
- 1.3.3 Enrich identity, culture and heritage through programs, events and celebrations
- 1.3.4 Facilitate community group capacity building

Site Inspection

Not applicable.

Triple Bottom Line Assessment

Economic implications

There are no known significant economic implications associated with this proposal.

Social implications

Sport and active recreation deliver many personal and community benefits including developing self-esteem, maintaining health and fitness, nurturing talented athletes and contributing to individual enjoyment of life.

Environmental implications

There are no known significant environmental implications associated with this proposal.

Comment

The Community Assistance Grants Advisory Group agreed that the submission from the Ballet West Academy did not fit the CAG Guidelines, as they stipulate that: *“Only groups who can demonstrate that they are not-for-profit community organisation will be considered eligible for funding.”*

The Group also agreed that whilst the Richmond Primary School P&C’s healthy initiative was fully supported, the proposed purchase was not supported.

The Town’s Economic & Community Development Officer will contact all applicants to advise of the outcomes of their submissions.

12.2.4 OFFICER RECOMMENDATION

That Council endorse the recommendation of the Community Grants Advisory Group and fund the following 2017-2018 Round 2 requests:

- 1. East Fremantle Croquet Club - \$995.00**
- 2. East Fremantle Junior Football Club - \$965.00**
- 3. East Fremantle Women’s Football Club - \$825.00**
- 4. East Freo Farm - \$189.10**
- 5. Hurricane Dragon Boat & Outrigger Canoe Club - \$1,000**



**Community Assistance Grants Program
Community Grants Advisory Group Meeting**

**Wednesday 7 February 2018
Old Police Station, East Fremantle**

MINUTES

The meeting opened at 5:36pm

ATTENDANCE:

Acting Mayor Michael McPhail
Cr Andrew McPhail
John Chisholm, Community Member
Suzi Nelson, Community Member
David Taylor, Acting Chief Executive Officer
Karen Dore, Economic & Community Development Officer

WELCOME

The Acting Mayor acknowledged the Nyoongar people as the traditional custodians of the land being met upon and welcomed everyone, thanking them for their attendance.

BACKGROUND

The aim of the Community Assistance Grants (CAG) program is to provide financial assistance to community groups to help build capacity within the community in relation to recreation and leisure activities. The CAG program is intended for small grants only, and does not prevent clubs from seeking assistance for larger contributions from Council for more substantial capital projects.

The Economic & Community Development Officer advised that this second round of funding within the 2017-2018 financial year was due to allocated funds that were not utilised during the first round. \$20,000 was allocated to the program for 2017-2018 with a total of \$4,225 being allocated during Round 1, leaving a balance of \$14,275 available for Round 2.

ASSESSMENT OF SUBMISSIONS

Summary of Submissions – received during the advertising period	
Group	Amount requested
Ballet West Academy	1,000.00
East Fremantle Croquet Club	995.00
East Fremantle Junior Football Club	965.00
East Fremantle Women's Football Club	825.00
East Freo Farm	189.10
Hurricane Dragon Boat & Outrigger Canoe Club	1,000.00
Richmond Primary School P&C	700.00
TOTAL	\$5,674.10

Refer to Attachment for full summary.

The CAG Advisory Group were pleased with the number of submissions and the variety of proposed projects.

In review it was agreed that the submission from the Ballet West Academy did not fit the CAG Guidelines, as they stipulate that: *“Only groups who can demonstrate that they are not-for-profit community organisation will be considered eligible for funding.”*

Following further discussion the Group agreed that whilst the Richmond Primary School P&C's healthy initiative was fully supported, the proposed purchase was not supported. In coming to this decision consideration was given to the previous substantial grant (\$3,000, 2017-2018 Round 1), the opportunity for seeking alternative funding for the item and the limited number of community members who would benefit from the purchase.

RECOMMENDATION:

The Community Grants Advisory Group recommend that Council approve the following Community Assistance Grant 2017-2018 Round 2 requests;

Group	Amount requested
East Fremantle Croquet Club	995.00
East Fremantle Junior Football Club	965.00
East Fremantle Women's Football Club	825.00
East Freo Farm	189.10
Hurricane Dragon Boat & Outrigger Canoe Club	1,000.00
TOTAL	\$3974.10

MEETING CLOSE 5.58pm

Summary of Community Assistance Grant Submissions - 2017-2018 Round 2

Organisation	2017 Round 1		2017 Round 2		Total Project (Cash & In-Kind)	Council Cont.	2017 (2) Items	Eligibility			Why should this project be a priority for the Town of East Fremantle?
	1 Council Contribution	2017 Round 1 Project / Items	2017 Round 2 Group Contribution	2017 Round 2 Council Request				Location	Incorporated NFP	Partners	
Ballet West Academy			\$1,381.92	\$1,000.00	\$2,381.92	42.0%	EVENT: 4 x professional workshops (fees / venue hire / marketing)	Y	N	Y	Artistic education, funding would allow the classes (25 school age students) to be free R3:R9*checking proportion of EF residents
East Fremantle Croquet Club	\$925.00	Croquet Balls	\$0.00	\$995.00	\$995.00	100.0%	ASSISTANCE: Mallets / ball / hoops / timers for Gateball	Y	Y	N	EFF seeks to maximise the use of its facilities, located within the Town's sporting precinct, the introduction of this relatively new sport (aimed at the over 50s) is an encouraging initiative for the group.
East Fremantle Junior Football Club			\$0.00	\$965.00	\$965.00	100.0%	ASSISTANCE: Official uniforms for volunteer coaches / team managers (10 polo / 15 jacket)	Y	Y	N	It is mandated that Coaches / Team Managers are correctly dressed on game day, these uniforms are for the newly expanding All Girls, Auskick and Starkick teams (focussed on children and people with disabilities) and new Juniors (moving up a level). Run entirely by volunteers from East Fremantle.
East Fremantle Women's Football Club			\$825.00	\$825.00	\$1,650.00	50.0%	ASSISTANCE: Replacement jumpers due to theft	Y	Y	N	Participation in organised sports, especially for females, is declining. Not having the correct attire can be a major barrier to participation - we want a healthy active community, with anyone able to participate in their chosen activity without being marginalised or feeling uncomfortable.
East Freo Farm	\$300.00	Community Garden & Tools	\$889.10	\$189.10	\$1,078.20	17.5%	ASSISTANCE: Promotion of community garden / recruitment of new members (Facebook, signage, flyer)	N	Y	Y	Community gardens are an excellent community development activity for families, seniors and people who might be isolated. Whilst not located in East Fremantle, it is frequented by EF residents and can be promoted through ToEF.
Hurricane Dragon Boat and Outrigger Canoe Club			\$1,142.02	\$1,000.00	\$2,142.02	46.7%	ASSISTANCE: Equipment: paddle, trailer parts, trolley wheels, 6 x PFD	Y	Y	Y	The Club are working on increased membership, including the recruitment of Juniors and the formation of an adaptive (disability friendly) paddling crew. This equipment will improve the safety of those training and assist in the ease with which boats can be loaded / unloaded increasing safety for all members.
Richmond Primary School P&C	\$3,000.00	Movie & Arts Night / Mathematics Activity	Established voluntarily run / funded program	\$700.00	\$700.00	100.0%	Blender / kitchen aid for Garden Club	Y	Y	Y	Richmond Primary School Kitchen Garden Club encourages a healthy lifestyle through growing fruit and vegetable. The addition of a high quality blender / kitchen aid will assist with food preparation to take this a step further into healthy eating / food preparation.
Total			\$2,856.12	\$5,674.10	\$9,912.14						
Council Funds Available				\$14,275.00							
Council Funds Balance				\$8,600.90							

12.3 GOVERNANCE REPORTS

12.3.1 Proposed Town of East Fremantle Waste Amendment Local Law 2017

File ref	A/LLW1
Prepared by	Janine May, EA to CEO
Supervised by	Gary Tuffin, Chief Executive Officer
Meeting Date:	20 February 2018
Voting requirements	Absolute Majority
Documents tabled	Nil
Attachments	<ol style="list-style-type: none">1. Submission from Department of Local Government & Communities2. Submission from Department of Water and Environmental Regulation3. Draft (marked up) Town of East Fremantle Waste Amendment Local Law 20174. Gazettal version Town of East Fremantle Waste Amendment Local Law 2017

Purpose

To present a draft Waste Amendment Local Law for adoption by Council.

Executive Summary

The draft local law was advertised for a period of six weeks. No comments were received from the public. The Departments of Local Government and Communities and Water and Environmental Regulation made a number of suggested changes.

The following resolution is therefore recommended:

1. In accordance with section 3.12(4) of the *Local Government Act 1995*, the Town of East Fremantle Waste Amendment Local Law 2017 be adopted, subject to the amendments as 'marked up' on the attachment to the report to Council.
2. In accordance with s3.12(5) of the *Local Government Act 1995*, the local law be published in the Government Gazette and a copy sent to the Minister for Local Government and the Minister for the Environment;
3. After gazettal, in accordance with s3.12(6) of the Local Government Act 1995, local public notice be given —
 - a. stating the title of the local law;
 - b. summarising the purpose and effect of the local law (specifying the day on which it comes into operation); and
 - c. advising that copies of the local law may be inspected or obtained from the Town's office.
4. Following gazettal, in accordance with the Local Laws Explanatory Memoranda Directions as issued by the Minister on 12 November 2010, a copy of the local law and a duly completed explanatory memorandum signed by the Mayor and Chief Executive Officer be sent to the Western Australian Parliamentary Joint Standing Committee on Delegated Legislation.

Background

Waste collection and disposal is regulated by the Waste Avoidance and Resource Recovery Act (WARR) which came into force on 1 July 2008. The Town of East Fremantle Waste Local Law was duly

published in the Government Gazette on 31 March 2017, and regulates the collection of municipal waste in the district.

Following a request from the WA Parliamentary Joint Standing Committee on Delegated Legislation (JSCDL) that:

- the definition of ‘vectors of disease’ be deleted from clause 1.6 of the local law; and
- an addition be made to the local law to deal with objection and appeal rights.

a draft Waste Amendment Local Law was presented to Council at its meeting of 17 October and endorsed for advertising.

Consultation

Section 3.12(3) of the *Local Government Act 1995* requires a local government to give state-wide and local public notice stating that it proposes to make a local law, the purpose and effect of which is summarised in the notice for a period of 6 weeks after it first appears. The proposed local law was duly advertised for a period of 46 days closing on 6 December 2017.

In addition, as part of the process, local governments are required to send a copy of proposed local laws to the Minister for Local Government, and any other Minister responsible for an area affected by the local law (in this case, Environment).

No comments were received from members of the public. The Departments of Local Government and Communities and Water and Environmental Regulations made a number of suggestions, which are dealt with below:

Comment	Recommended action
DEPARTMENT OF LOCAL GOVERNMENT AND COMMUNITIES	
<p>Enacting Acts The enacting Acts should be included in the title of the local law, for example: WASTE AVOIDANCE AND RESOURCE RECOVERY ACT 2007 LOCAL GOVERNMENT ACT 1995 TOWN OF EAST FREMANTLE WASTE AMENDMENT LOCAL LAW 2017</p>	Agreed.
<p>Clause 5.1 inserted It is recommended that in addition to clause 5.1, a ‘Part’ title is inserted before clause 5.1. It is also recommended that a reference to clause 3.4(2)(a) is included in clause 5.1 as it refers to an approval of the local government. For example: PART 5 – OBJECTION AND APPEAL 5.1 Objection and appeal right Division 1 of Part 9 of the <i>Local Government Act 1995</i> applies to a decision under this local law to grant, vary or cancel – (a) An approval under clause 2.6(b) (b) An exemption under clause 2.7(2) (c) An authorisation under clause 2.8(b)</p>	<p>Agreed.</p> <p>Agreed.</p>

Comment	Recommended action
DEPARTMENT OF LOCAL GOVERNMENT AND COMMUNITIES	
(d) An approval under clause 2.9(1) (e) An authorisation under clause 3.2(1)(c) (f) An approval under clause 3.2(2) (g) An approval under clause 3.3; and (h) An approval under clause 3.4(2)(a)	
DEPARTMENT OF WATER AND ENVIRONMENTAL REGULATION	
Clause 5.1 Clause 5.1 should be amended to read: <i>Division 1 of Part 9 of the Local Government Act 1995 applies to a decision under this local law to grant, <u>renew, vary or cancel</u> -</i>	Agreed
Signature Block Signature block should be amended to read: <i>Consented to: Chief Executive Officer Department of Water and Environmental Regulation Dated:</i>	Agreed

The recommended changes to the local law are considered minor.

Council may now make the local law, which will come into effect 14 days after its publication in the Government Gazette.

Statutory Environment

Section 3.12 of the *Local Government Act 1995* sets out the requirements for making a local law. This proposed local law must be made under the same process as described in s3.12 of the *Local Government Act*, other than that in this case, approval of the CEO of the Waste Authority (Department of Environmental Regulation) is required before the local law is made.

In this regard, approval from the CEO of the Waste Authority was received on 15 January 2018.

Policy Implications

This proposed local law does not have any direct policy implications itself, however making it will allow the Town to better deal with issues associated with waste collection and disposal.

Financial Implications

Nil, other than the cost of advertising the draft local law for public comment.

Strategic Implications

Amending the local law will remove the risk of its being disallowed.

STRATEGIC PRIORITY 4: Natural Environment

"Maintaining and enhancing our River foreshore and other green, open spaces with a focus on environmental sustainability and community amenity."

4.2 Enhance environmental values and sustainable natural resource use

4.2.1 Reduce waste through sustainable waste management practices

Site Inspection

Not applicable

Comment

The Town of East Fremantle Waste Amendment Local Law 2017, with the suggested changes, is recommended for adoption.

12.3.1 OFFICER RECOMMENDATION

That:

1. in accordance with section 3.12(4) of the *Local Government Act 1995*, the Town of East Fremantle Waste Local Law 2016 be adopted, subject to the amendments as 'marked up' on the attachment to the report to Council.
2. in accordance with s3.12(5) of the *Local Government Act 1995*, the local law be published in the Government Gazette and a copy sent to the Minister for Local Government and the Minister for the Environment;
3. after gazettal, in accordance with s3.12(6) of the *Local Government Act 1995*, local public notice be given —
 - a. stating the title of the local law;
 - b. summarising the purpose and effect of the local law (specifying the day on which it comes into operation); and
 - c. advising that copies of the local law may be inspected or obtained from the Town's office.
4. following gazettal, in accordance with the Local Laws Explanatory Memoranda Directions as issued by the Minister on 12 November 2010, a copy of the local law and a duly completed explanatory memorandum signed by the Mayor and Chief Executive Officer be sent to the Western Australian Parliamentary Joint Standing Committee on Delegated Legislation.

From: Courtney Allen [mailto:courtney.allen@dlgsc.wa.gov.au]
Sent: Thursday, 2 November 2017 5:06 PM
To: Gary Tuffin ; TOWN OF EAST FREMANTLE
Subject: IEM62525 - ATTN: Gary Tuffin - Proposed Waste Amendment Local Law 2017 - Department comments

Good afternoon,

This email is in response to your letter dated 23 October 2017 addressed to the Minister for Local Government regarding the Town of East Fremantle's proposed local law.

The Department of Local Government, Sport and Cultural Industries' (the Department) comments are noted below. Please contact me if you have any queries regarding the comments.

Town of East Fremantle Waste Amendment Local Law 2017

1. Enacting Acts

The enacting Acts should be included in the title of the local law, for example:

**WASTE AVOIDANCE AND RESOURCE RECOVERY ACT 2007
 LOCAL GOVERNMENT ACT 1995**

TOWN OF EAST FREMANTLE

WASTE AMENDMENT LOCAL LAW 2017

2. Clause 5.1 inserted

It is recommended that in addition to clause 5.1, a 'Part' title is inserted before clause 5.1.

It is also recommended that a reference to clause 3.4(2)(a) is included in clause 5.1 as it refers to an approval of the local government.

For example:

PART 5 – OBJECTION AND APPEAL

5.1 Objection and appeal rights

Division 1 of Part 9 of the *Local Government Act 1995* applies to a decision under this local law to grant, vary or cancel –

- (a) An approval under clause 2.6(b);
- (b) An exemption under clause 2.7(2);
- (c) An authorisation under clause 2.8(b);
- (d) An approval under clause 2.9(1);
- (e) An authorisation under clause 3.2(1)(c);
- (f) An approval under clause 3.2(2);
- (g) An approval under clause 3.3; and
- (h) An approval under clause 3.4(2)(a).

3. Minor Edits:

The following minor edits are suggested:

- **Enacting clause:** delete the colon and insert a full stop.
- **Clause 1.2:** insert “the date of” after “14 days after”.
- **Clause 1.3:**
 - In paragraph (b), delete “Clause 5.1 is inserted as follows:” and insert “After Part 4, Part 5 is inserted as follows:”.
 - In line with best practice drafting, the inserted clause 5.1 should be indented slightly to the right.
 - Place the reference to the *Local Government Act 1995* in italics in the inserted clause 5.1.

Minister’s Directions – pursuant to s 3.12(7) of the Local Government Act 1995

Please note: once the Town has published a local law in the *Government Gazette*, the Town must comply with the requirements of the Minister’s Local Laws Explanatory Memoranda Directions 2010. The Town must, within 10 working days of the Gazettal publication date, forward the signed Explanatory Memoranda material to the Committee at the current address:

Committee Clerk
Joint Standing Committee on Delegated Legislation
Legislative Council Committee Office
GPO Box A11
PERTH WA 6837
Email: delleg@parliament.wa.gov.au
Tel: 9222 7404 Fax: 9222 7805

A copy of the Minister’s Directions and Explanatory Memoranda forms can be downloaded from the Department of Local Government and Communities website at www.dlgc.wa.gov.au. Failure to comply with the Directions may render the local law inoperable.

Please note that my comments:

- have been provided to assist the Town with drafting matters in relation to the local law;
- do not constitute legal advice;
- have been provided in good faith for the Town’s consideration; and
- should not be taken as an approval of content.

The Town should ensure that a detailed editorial analysis of the proposed local law has been undertaken and that the content of the local law is in accordance with the Town’s policies and objectives.

Kind regards,

Courtney Allen

Senior Legislation Officer – Local Government

Department of Local Government, Sport and Cultural Industries
140 William Street, Perth WA 6000
GPO Box R1250, Perth WA 6844

Telephone +61 8 6552 1437

Email courtney.allen@dlgsc.wa.gov.au

Web www.dlgsc.wa.gov.au

Should your staff require further information in relation to this matter, please contact the Department of Water and Environmental Regulation's Policy Officer, Ms Leanne Reid, on 6364 7028 or via email at leanne.reid@dwer.wa.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Mike Rowe', with a large loop at the start and a wavy tail.

Mike Rowe
DIRECTOR GENERAL

11 December 2017

Waste Avoidance and Resource Recovery Act 2007

Local Government Act 1995

Town of East Fremantle

Waste Amendment Local Law 2017

Under the powers conferred by the *Waste Avoidance and Resource Recovery Act 2007* and the *Local Government Act 1995* and all other powers enabling it, the Council of the Town of East Fremantle resolved on dd mm 2017 to adopt the following local law.:

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Comment [Chris1]: Date Council resolves to make the LL

1.1 Citation

This local law is cited as the *Town of East Fremantle Waste Amendment Local Law 2017*.

1.2 Commencement

This local law comes into operation 14 days after the date of its publication in the *Government Gazette*.

1.3 Town of East Fremantle Waste Local Law 2017 amended

The *Town of East Fremantle Waste Local Law 2017* published in the *Government Gazette* on 31 March 2017 is amended as follows:

(a) In clause 1.6, the definition of ‘vectors of disease’ is deleted; and

(b) ~~Clause 5.1 is inserted as follows~~ After Part 4, Part 5 is inserted as follows:

Part 5 – Objection and Appeal

5.1 Objection and appeal rights

Division 1 of Part 9 of the *Local Government Act 1995* applies to a decision under this local law to grant, renew, vary or cancel –

- (a) An approval under clause 2.6(b);
- (b) An exemption under clause 2.7(2);
- (c) An authorisation under clause 2.8(b);
- (d) An approval under clause 2.9(1);
- (e) An authorisation under clause 3.2(1)(c);
- (f) An approval under clause 3.2(2); ~~and~~
- (g) An approval under clause 3.3; and
- (h) An approval under clause 3.4(2)(a).

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Consented to –

.....

Chief Executive Officer
Department of Water and Environmental Regulation

Dated:

The Common Seal of the }
Town of East Fremantle }
was affixed by authority of a }

resolution of the Council in the }
presence of: }

Jim O'Neil
MAYOR

Gary Tuffin
CHIEF EXECUTIVE OFFICER

Dated this..... day of 2017

Waste Avoidance and Resource Recovery Act 2007

Local Government Act 1995

Town of East Fremantle

Waste Amendment Local Law 2017

Under the powers conferred by the *Waste Avoidance and Resource Recovery Act 2007* and the *Local Government Act 1995* and all other powers enabling it, the Council of the Town of East Fremantle resolved on 2018 to adopt the following local law.

1.1 Citation

This local law is cited as the *Town of East Fremantle Waste Amendment Local Law 2017*.

1.2 Commencement

This local law comes into operation 14 days after the date of its publication in the *Government Gazette*.

1.3 Town of East Fremantle Waste Local Law 2017 amended

The *Town of East Fremantle Waste Local Law 2017* published in the *Government Gazette* on 31 March 2017 is amended as follows:

- (a) In clause 1.6, the definition of 'vectors of disease' is deleted; and
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Part 5 – Objection and Appeal

5.1 Objection and appeal rights

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- (a) An approval under clause 2.6(b);
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- (c) An authorisation under clause 2.8(b);
- (d) An approval under clause 2.9(1);
- (e) An authorisation under clause 3.2(1)(c);
- (f) An approval under clause 3.2(2);
- (g) An approval under clause 3.3; and
- (h) An approval under clause 3.4(2)(a).

Consented to –



Chief Executive Officer
Department of Water and Environmental Regulation

Dated: 15 January 2018

The Common Seal of the }
Town of East Fremantle }
was affixed by authority of a }
resolution of the Council in the }
presence of: }

Jim O'Neill
MAYOR

Gary Tuffin
CHIEF EXECUTIVE OFFICER

Dated this.....day of 2018

12.3.2 2016/17 Elector's Meeting

Applicant	Town of East Fremantle
File ref	C/ELM1
Prepared by	Janine May, EA to Chief Executive Officer
Supervised by	David Taylor, Acting Chief Executive Officer
Date of Meeting	20 February 2018
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	1. Minutes of Annual Electors' Meeting 30/1/18

Purpose

To present the Minutes of the 2016/17 Annual Electors' Meeting and facilitate consideration of any decisions taken at the meeting.

Executive Summary

This report documents items raised at the Annual Electors' Meeting and resulting proposed action.

Background

Council held its Annual Electors' Meeting on Tuesday, 30 January 2018 which was attended by 8 members of the public.

A copy of the minutes were circulated to all elected members on the 13 February 2018.

Statutory Environment

Under Section 5.33(1) of the *Local Government Act 1995*, all decisions made at an Electors' Meeting "are to be considered at the next ordinary council meeting or, if that is not practicable at the next meeting thereafter".

Section 5.33(2) of the Act provides that *if* the Council makes a decision in response to a decision made at an Electors' Meeting, the reasons for the decision are to be recorded in the minutes.

Policy Implications

There are no policy implications.

Financial Implications

There are no financial implications.

Strategic Implications

STRATEGIC PRIORITY 5: Leadership & Governance

A proactive approachable Council which values community consultation, transparency and accountability.

Site Inspection

N/A

Comment

Apart from receiving the Minutes of the previous Electors' Meeting and the 2016/2017 Annual Report, there were no additional resolutions passed at this Electors' Meeting. However, Council staff undertook to:

-
- include the issue of safe crossing of Canning Highway by cyclists and pedestrians in the proposed cycling routes/footpath review of the Town.
 - make a further approach to Main Roads WA regarding pedestrian access across Canning Highway at Preston Point Road and Stirling Highway and include Mr Kane's suggestion of a green right turning arrow from Canning Highway into Preston Point Road to relieve traffic congestion.
 - install traffic counters in May Street to gauge speed and volume of traffic and investigate parking options for the northern end of the street.
 - continue negotiations with City of Fremantle for the use of the City's depot by East Fremantle residents to dispose of electronic waste.
 - provide financial information and patronage of Council's movie and comedy nights events.

12.3.2 OFFICER RECOMMENDATION

That the minutes of the Electors' meeting held on 30 January 2018 be noted.

MINUTES OF THE ELECTORS' GENERAL MEETING, HELD IN THE SOUTH PLYMPTON ROOM, TRADEWINDS HOTEL ON TUESDAY, 30 JANUARY 2018 COMMENCING AT 6.35PM.

1. OPENING OF MEETING

Present

Mayor J O'Neill Presiding Member

Cr J Harrington

Cr A McPhail

Cr M McPhail

Cr D Nardi

Cr A Natale

Cr A Watkins

Cr A White

Mr A Malone

Acting Chief Executive Officer

Mr D Taylor

Executive Manager Corporate & Community Services

Mr S Gallagher

Operations Manager

Ms J May

Executive Assistant to CEO

Mr & Mrs J & P Newton

Ms N Tucker

Ms M Flynn

Mr T Kane

Ms J England

Mr E Obling

Ms C Gepp

2. ACKNOWLEDGEMENT OF COUNTRY

Mayor O'Neill, on behalf of the Council, acknowledged the Nyoongar people as the traditional custodians of the land on which this meeting is taking place.

3. WELCOME TO GALLERY

The Mayor welcomed members of the public and thanked them for attending tonight's meeting.

4. INTRODUCTION OF ELECTED MEMBERS AND STAFF

Mayor O'Neill introduced staff members and elected members.

5. APOLOGIES

Cr C Collinson

Mr G Tuffin (CEO)

Ms C O'Neill

Dr P Bowden

Mr R Ounsworth

6. CONFIRMATION OF MINUTES OF PREVIOUS ANNUAL MEETING OF ELECTORS

Moved Mr J Newton, seconded Ms M Flynn

That the Minutes of the Electors' Meeting held on 31 January 2017 be received. CARRIED

7. MATTERS FOR DISCUSSION

7.1 *Contents of the Annual Report*

Mayor O'Neill listed the following significant issues during the 2016/2017 year:

- Perth Freight Link/Roe 8 & 9
- Royal George Hotel
- Roofing 2000 redevelopment site
- Woodside Hospital
- Leeuwin Barracks site
- Community Perception Survey
- Public Art Strategy
- Depreciation of the Town's assets
- Review of Customer Service practices

He advised that the Town was currently financially secure, operating with zero debt and a 2% rate increase over the previous year.

**Moved Mr Newton, seconded Cr M McPhail
That the 2016-17 Annual Report be received.**

CARRIED

7.2 *General Business*

- ***Cycling within the Town***

Ms Flynn enquired whether there were current policies or procedures for safe cycling within the Town.

The Acting CEO advised Council has committed funds in the 17/18 budget to develop a scope of works for planning for the development of movement networks which promote cycling and pedestrian access throughout the Town – the scope of works is to include a plan for enhancing connectivity throughout the Town; a review of current policies for the construction of footpaths/cycleways; and will include a Materials Masterplan (recommendation of construction materials).

Ms Flynn highlighted the difficulties of crossing Canning Highway with a bicycle (particularly the Osborne/Allen Street vicinity) and requested this issue be addressed in any review.

The Mayor advised that Main Roads WA had previously been approached regarding the dangerous situation for pedestrians at the Preston Point Road/Canning Highway intersection, particularly wheelchair/pram access and advised he would be recommending a further approach to Main Roads WA regarding this location. The Mayor also mentioned pedestrian access across the Stirling/Canning Highway intersection was unacceptable particularly given Council was trying to encourage increased interaction with the foreshore.

Mr Kane raised the issue of there being no green arrow turning right from Canning Highway into Preston Point Road which he considered would help relieve congestion at this intersection. The Mayor advised this suggestion would be discussed with Main Roads.

The Operations Manager advised the Petra Street/Canning Highway was currently being progressed by Main Roads WA with the proposed realignment of the intersection to include improved pedestrian access.

- ***May Street***

Mr Obling requested Council give consideration to slowing traffic in May Street to 40 kmh given the street was being used as a drive through and the congestion of parked cars at the northern end of the street.

The Operations Manager undertook to install speed counters in the street for a two week period to ascertain speed and volume of cars and advised he would be happy to receive feedback on suggested parking treatments.

Ms England thanked Council's Rangers for their quick response on occasions where her driveway was blocked by a parked car.

- **Electronic Waste**

Ms England queried whether Council was proposing to provide a location for residents to dump items such as paints, lightglobes, computer products given the City of Fremantle depot was no longer accepting waste products from residents outside of their local government area.

The Mayor advised that Council staff were currently negotiating an arrangement with the City of Fremantle for East Fremantle residents to use the City of Fremantle facility.

- **John Tonkin Park**

Ms Gepp complimented Council on the new carpark at John Tonkin Park

- **Community Events**

Ms Gepp queried the cost and benefit to the East Fremantle community of the movie nights.

The Acting CEO believed the events cost approximately \$2,000 each. The Mayor advised it was considered that the benefit was community engagement.

Ms Gepp queried whether they were successful as community engagement events.

Cr M McPhail advised that anywhere between 10 and 30 families attended the movie nights, however, the weather was a major factor in whether this type of event was a success.

The Acting CEO advised that Council had recently employed a Community Development Officer who would be running these events in-house at a reduced cost and with an emphasis on obtaining feedback from patrons to improve future events.

Ms Gepp further queried the cost of the Comedy Nights?

It was agreed to take this question on notice and provide the information at a later time.

- **East Fremantle Oval**

Ms Tucker sought feedback on the progress of redevelopment of the East Fremantle Oval site.

The Acting CEO advised that a scope, which would include extensive community consultation, was currently being prepared. It was envisaged that a consultant would be engaged by March 2018 with a Plan for the area being finalised by September/October 2018. The consultation process would be undertaken along similar lines to the hugely successful Leeuwin Site charrette. Discussions were taking place with the Department of Sport & Recreation and local clubs to nominate representatives for a control group to oversee the process.

Ms Flynn queried whether there would be community representation on the control group.

The Acting CEO advised that he believed there would be community representation.

Ms Flynn requested that the nomination of the community representative be widely advertised in the community.

Cr Harrington requested that two elected members be included on the control group.

Mrs Newton stressed the need to include the community in every step of the process or there will be a huge backlash.

A number of elected members reassured the gallery they were well aware of resident expectations regarding community engagement and were looking forward to another successful charrette process for this site.

Mr Kane advised that it needed to be remembered that the A Class Reserve had been vested in the people of East Fremantle, not the East Fremantle Football Club.

Ms Flynn expressed her satisfaction with the assurances given regarding the consultation process for this project.

- ***East Fremantle District***

Mr Newton congratulated Council on the condition of the district which is the best he had seen it. There has been a marked improvement in footpaths, roads and parks.

- ***Riverside Markets***

Mr and Mrs Newton congratulated the organisers of the new markets that have recently commenced at Norm McKenzie Reserve. The shady venue and standard of stalls were excellent.

- ***East Fremantle Oval***

In respect to the previous discussion regarding East Fremantle Oval, Cr A McPhail raised the question of how the redevelopment of this site would be financed and suggested elected members and residents go away and consider whether they were prepared to pay more rates, look at excising a parcel of the land for sale or settle for a smaller scale redevelopment, as the state government would not provide funding unless Council provided a substantial contribution.

Ms England expressed concern regarding the possibility that the state government may decide to claim the proceeds from any sale of a portion of the A Class reserve.

- ***Development of a Revenue Strategy***

Ms Gepp sought progress on the development of a revenue strategy.

The Acting CEO advised that this had not progressed at this point, however, it was planned that Council staff would be looking at:

- the use of the old police station building and Dovenby House for community or commercial activities, once Council staff had vacated both buildings.
- the future of Council's building at 128 and 128A George Street
- better management of the Council boat pens.

The Mayor expressed his pleasure working with the current elected members and staff over the last couple of years and believed there wasn't a better, more caring community in WA. He believed Council's biggest challenge was to effect change whilst retaining the values that make East Fremantle special.

8. CLOSURE OF THE MEETING

There being no other business Mayor O'Neill thanked everyone for attending and declared the meeting closed at 7.38pm.

-
13. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN
 14. NOTICE OF MOTION FOR CONSIDERATION AT THE NEXT MEETING
 15. QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN
 16. NEW BUSINESS OF AN URGENT NATURE
 17. MATTERS BEHIND CLOSED DOORS

17. PROCEDURAL MOTION

That Council resolve the meeting be closed to the public to discuss item 17.1 under the terms of the *Local Government Act 1995, Section 5.23(2)(e)*.

17.1 Swan Yacht Club – Right of Entry

18. CLOSURE